affordable housing alliance

Hope. Strength. Community.

November 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.**

Register Here!



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)



Little Ferry - Bergen County

Preliminary applications are being accepted to be added to the waiting list to rent affordable housing units in Little Ferry, Bergen County for very low-, low-, and moderate-income families.

Apply HERE!



Englewood - Bergen County

Welcome to **Vivian at Englewood**, a property offering 15 apartments including 1-, 2-, and 3-bedroom apartments for very-low, low-, and moderate-income families. **Although any income eligible households may apply, residents of Bergen, Hudson, Passaic, or Sussex Counties will be selected before residents of other counties or states.** Up to two pets welcome for monthly fee. **Apply HERE**!



East Rutherford - Bergen County

Welcome to **Central and Oak**, where 30 one-, two- and three-bedroom rental apartments have been set aside for very low-, low-, and moderate-income households. **Apply HERE**!



Fort Lee - Bergen County

Welcome to **Modera Fort Lee**, a property offering 25 apartments including 1-, 2-, and 3-bedroom apartments for very-low, low-, and moderate-income families. **Although any income eligible households may apply, residents of Bergen, Hudson, Passaic, or Sussex Counties will be selected before residents of other counties or states. Apply HERE**!



Lyndhurst - Bergen County

Welcome to **The Valley Brook** in Lyndhurst,. 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 1:00 PM, November 11, 2026 (Deadline Extended), after which the waiting list may be closed. Although any income eligible households may apply, residents and workers of Bergen, Hudson, Passaic, or Sussex Counties will be selected before residents of other counties or states**. 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**!



Hillsdale - Bergen County

Welcome to **Deauville Apartment**s in Hillsdale. This development offers 4 affordable studio, 1-bedroom, and 2-bedroom apatments for low- and moderate-income households. **Apply HERE**!



Montvale - Bergen County

Nottingham Manor offers 8 - 1 and 2-bedroom low- and moderate - income apartment units to income-qualified households. **Apply HERE**!



Paramus - Bergen County

Welcome to **Vermella Paramus** in Paramus. Located in Bergen County, 8 rental apartments are coming soon, including 1-bedroom apartments for very-low, 3-bedroom apartments for low- and moderate- and 2-bedroom apartments for very low-, low-, and moderate-level income families. **Join the waiting list by 11/19/2026 to be included in the random drawing. Although any income**

eligible households may apply, residents and workers of Bergen, Hudson, Passaic, or Sussex Counties will be selected before residents of other counties or states. **Apply HERE!**



Park Ridge - Bergen County

Welcome to **26 Hawthorne Avenue,**
A rental community that includes 5 affordable studio, two- and three-bedroom apartments. These very low-, low- and moderate-income rental units include central air. **Apply HERE!**



Upper Saddle River - Bergen County

The Commons at Upper Saddle River in Bergen County, NJ offers select one- two- and three- bedroom apartments for low and moderate income-qualified households. **Apply HERE!**



Millburn - Essex County

Welcome to **The Leon**, located in Milburn, Essex County! This property has 30 1-, 2-, and 3-bedroom units available for very low-, low-, and moderate-income households. **A random selection will be held for all applications received on or before 1:00PM, December 28, 2026.** 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**. A preference may be given to veterans for up to 50% of the units (9 units set aside). **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!**

Hoboken - Hudson County

For your information: The City of Hoboken maintains their own site with Affordable Housing Resources and listings. You can access their site **HERE** and explore their menu including: Latest Rentals, Latest for Purchase, and more.

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.



Whitehouse Station - Hunterdon County

Welcome to **The Willows at Whitehouse Station** in Whitehouse Station, NJ. This property has 2 bedroom income-restricted apartments available for qualified households.
Apply HERE!



Denville - Morris County

Welcome to the **Estling Village,**
located in Denville, NJ in Morris County!
This property is accepting applications for 1- and 2-bedroom units available for income qualified households. 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!



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 11/23/2026 to be included in the random selection. Apply HERE!**

Morristown - Morris County

Welcome to **The Reserve at Riverdale** in Morris County. A total of 12 one-, two- and three-bedroom very low-, low- and moderate- income apartments have been set aside for income qualified households. **Please note this is an existing property and applicants currently on the**



list will maintain their priority. The lottery will take place 15-20 days after the deadline and the list maybe re-opened afterwards. Apply **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!



Pompton Lakes - Passaic County

Welcome to **Mill Street Apartments,**
located in Paterson, Passaic County, NJ!
This property has 2-bedroom units available for moderate-income households.
For very low-income 1-bedroom units: **Apply HERE**!
For low-income 1-bedroom units: **Apply HERE**!
For moderate-income 1-bedroom units: **Apply HERE**!
For very-low income 2-bedroom units: **Apply HERE**!
For low-income 2-bedroom units: **Apply HERE**!
For moderate-income 2-bedroom units: **Apply HERE**!
For low-income 3-bedroom units: **Apply HERE**!
For moderate-income 3-bedroom units: **Apply HERE**!



Wayne - Passaic County

Welcome to **Avalon Wayne**, a community with 2- and 3-bedroom units for very low-, low-, and moderate-income households. Pets are welcome!
Apply HERE!



Woodland Park - Passaic County

Welcome to **1108 McBride Avenue,** a 1-bedroom rental apartment that will be available in Woodland Park. Although any income eligible households may apply, **residents and workers of Bergen, Hudson, Passaic, or Sussex Counties will be selected before residents of other counties or states**. **Join the rental waiting list by 12/14/2026 to be included in the random selection!** **Apply 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)



Flemington - Hunterdon County

Welcome to **The Spice Lofts** in Flemington! This property features 1-, 2-, and 3-bedroom units for very low-, low-, and moderate-income households. **Pets are welcome. Apply HERE!**



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!



East Windsor - Mercer County

Welcome to **The Place at East Windsor**, featuring new affordable units for very low-, low-, and moderate-income households.. Applications are being accepted until October 26th, 2026. A random selection process will then be utilized to determine the priority order that applications will be processed.

1-Bedroom unit: **Apply HERE**!

2-Bedroom unit: **Apply HERE**!

3-Bedroom unit: **Apply HERE**!



Ewing TWP - Mercer County

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

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**. 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**!



Princeton - Mercer County

Preliminary applications are currently being accepted to be added to the waiting list to rent affordable units in **The Residences At Carnevale Plaza**. 2- and 3-bedroom units are part of this program.

Apply HERE!



Trenton - Mercer County

Welcome to **The Crossing on Broad**, 120 newly constructed 1-, 2-, and 3-bedroom units with income restricted units available to rent near the Mill Hill Historic District and downtown Trenton.

A random selection will be held for all preliminary applications received on or before 11:00 PM, November 30th, 2026, after which the waiting list may be closed.Apply HERE!



Cranbury - Middlesex County

Welcome to **Bergen and Danser Drive**. Bergen and Danser feature a total of 10 one- and two-bedroom homes for rent. If you are interested in applying, check CHA Rentals on the Preliminary Application. Applications will be processed on a "first-come, first-served" basis. **Apply HERE**!

Cranbury - Middlesex County



Welcome to **Old Cranbury Road**, located just off of Old Trenton Road. This development consists of 20 one- two- and three-bedroom rental homes for very low-, low-, and moderate-income households. If you are interested in applying for Old Cranbury Road, check CHA Rentals on the Preliminary Application. Applications will be processed on a "first-come, first-served" basis. **Apply HERE**!



Cranbury - Middlesex County

Welcome to **The Willows at Cranbury**, a property in Cranbury, Middlesex County that has 2 -bedroom/1-bath units available for income eligible applicants..

Apply HERE!



East Brunswick - Middlesex County

Welcome to **85 Main Street** North Lake in East Brunswick. This development has set aside 20, two-bedroom rental apartments For very low-, low-, and moderate-income households.

Apply HERE!



Edison - Middlesex County

Welcome to **Truman Square** North Lake in Edison. This development has set aside one-, two-, and three-bedroom income restricted units available for eligible families. **Apply HERE**!



Metuchen - Middlesex County

Welcome to **22 Center Street in Metuchen**, located in Middlesex County. This development offers one-bedroom apartments to very low-Income households and two- bedroom apartments for low-, and moderate-income households. Preference will be given to applicants already on a waiting list for Suburban Square. Applicants will be processed on a "first-come, first served" basis. **Apply HERE**!

Metuchen - Middlesex County

Welcome to **Downtown Metro** in Metuchen, located in Middlesex County. This development offers two- bedroom apartments for very low-, low-, and moderate-income households. **Apply HERE**!





Metuchen - Middlesex County

Welcome to **Greenway Village**, offering 1-, 2-, and 3-bedroom apartments to income-qualified households. **Apply HERE**!



Metuchen - Middlesex County

Suburban Square offers five apartments in downtown Metuchen, New Jersey, including 1-bedroom apartments for low-income households, 2-bedroom apartments for very low-, low-, and moderate-income households, and 3 bedroom apartments for low-income households. **Apply HERE**!



Monroe - Middlesex County

Welcome to **Eagle View Apartments** in Monroe, offering 48 one-, two-, and three-bedroom affordable apartments to very low-, low-, and moderate-income households. Although any income eligible households may apply, **residents and workers of Hunterdon, Middlesex, and Somerset Counties will be selected before residents of other counties or states**. **Apply HERE**!



Monroe - Middlesex County

Welcome to the **Lofts at Monroe Place** in Monroe Township. This development offers 30 one-, two-, and three-bedroom apartments to very low-, low-, and moderate-income households. **Although any income eligible households may apply, residents and workers of Hunterdon, Middlesex, and Somerset Counties will be selected before residents of other counties or states. Apply HERE**!

Monroe - Middlesex County

Welcome to **Stratford Terrace** in Monroe Township, offering 45 two- and three- bedroom affordable apartments to low- and moderate-Income households. Although any income eligible households may apply, residents and workers of Hunterdon, Middlesex, and Somerset Counties will be selected before residents of other counties or states.



Apply HERE!



New Brunswick - Middlesex County

Welcome to **The George** in the heart of downtown New Brunswick, where one-bedroom apartments are set aside for low- and moderate-income households, and two-bedroom apartments have been set aside for moderate-income households. **Apply HERE**!



North Brunswick - Middlesex County

Welcome to **North Brunswick Crescent** in North Brunswick. This property offers 1- and 2- bedroom apartments for very-low, low, and moderate-level income households. **Apply HERE**!



Old Bridge - Middlesex County

Welcome to **99 Bridge** in Old Bridge! This property offers 1-, 2-, and 3-bedroom units with income-based rent.
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 apartments. **Apply HERE**!



Plainsboro - Middlesex County

The **Princeton Lakeview Apartments**, formerly known as Millstone Apartments, offers affordable rentals of Studios, 1- & 2-bedroom apartments to low- and moderate-Income households. **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**!





South Brunswick - Middlesex County

46 rental apartments will be available at **Princeton Orchards** including 1-, 2-, and 3- beroom units for very low-, low-, and moderate income households. **Although any income eligible households may apply, residents and workers of Hunterdon, Middlesex, or Somerset Counties will be selected before residents of other counties or states**. **Apply HERE**!



South Plainsfield - Middlesex County

The Highlands at South Plainfield offers 36 one-, two- and three- bedroom affordable apartments in South Plainfield, NJ. 19 are reserved for moderate-income households, while 19 are reserved for households who are low- income. **Apply HERE**!



South Plainsfield - Middlesex County

Woodland Manor offers 32 two- and three- bedroom affordable apartments to Low- and Moderate-Income households in this rental community. Preference will be given to households with more than one person. **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.** Although any income eligible households may apply, **residents and workers of Hunterdon, Middlesex, or Somerset Counties will be selected before residents of other counties or states**.

Apply HERE!

Aberdeen - Monmouth County

Hudson Ridge at Aberdeen is an affordable community in Aberdeen that is currently accepting applications for
1-, 2-, and 3-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!



Atlantic Highlands - Monmouth County

Welcome to **Atlantic Lofts**, where three apartments will be made available for very-low to moderate income households. Applicants who live and work in Monmouth, Ocean, or Mercer Counties will be selected before residents of other counties or states. **Apply by 12/23/26 to be included in a random selection lottery.** This property includes:

1-Bedroom unit for a Very Low-Income Household. **Apply HERE!**

2-Bedroom unit for a Low-Income household. **Apply HERE!**

3-Bedroom unit for a Moderate-Income household. **Apply HERE!**



Fair Haven - Monmouth County

Welcome to **Hendrickson Place**, a 2-bedroom, 1 1/2 bath unit available in Fair Haven for very low income households.

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!



Howell - Monmouth County

Welcome to **the Cornerstone at Howell,** located in Howell, NJ, Monmouth County!
This property has:
1- and 2-bedroom units available for qualified 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. **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 units. **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 units. **Apply HERE!**



Marlboro - Monmouth County

Welcome to **Beacon Hill** located in Marlboro, Monmouth County. This property is **now accepting new applications** for 63 1-, 2-, and 3- bedroom very low-, low, and moderate-income apartments. **A random selection will be held for all preliminary applications received on or before 1:00PM, January 15, 2027. 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!**

Neptune - Monmouth County

Neptune Court, a brand new, income-restricted Low Income Housing Tax Credit and Section 8 community will offer 69 one-, two-, and three-bedroom units for qualified households. **Applications must be received by mail by 11/9/26 for inclusion in the lottery for available units.**
Apply HERE!





Wall Twp. - Monmouth County

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

Welcome to **Amwell Terrace** in Hillsborough, Somerset County. This property offers 31 affordable 1-, 2-, and 3-bedroom apartments. **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. **Although any income eligible households may apply, residents and workers of Hunterdon,**



Middlesex, or Somerset Counties will be selected before residents of other counties or states.. Apply HERE!



Green Brook - Somerset County

Preliminary applications are now being accepted to be added to the waiting list to rent affordable units at **The Rockwell in Green Brook**. 1-, 2-, and 3-bedroom units for very low-, low-, and moderate-income households. **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. **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 **Portside II,**
located in Elizabeth, Union County!
This property has:
3- and 4-bedroom units available. **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!**



Springfield - Union County

Welcome to **Lakeside at Briant Park,**
a rental community in Springfield Township, Union County. 28 of 138 studio and two- and three- bedroom apartments have been dedicated to Lakeside at Briant Park's affordable housing program for low- and moderate-income households. **Apply HERE!**



Springfield - Union County

Welcome to **Springfield Greens,**
located in Springfield, Union County!
This property has 1- and 2- bedroom units for very low-, low-, and moderate-income households, and 3 bedroom units for low- and moderate-income households. 20 apartments will be available. **Join the waiting list by November 9, 2026 to be included in the random selection. Apply HERE!**

SOUTH JERSEY COUNTIES

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



Pleasantville - Atlantic County

Welcome to **Milan and Main at City Center,**
a new construction apartment community located in Pleasantville, Atlantic County! This property has 2-bedroom, 1 bath units reserved for moderate income families. **Apply HERE!**



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 **Team Campus!**
Phase 2 will feature 40 1-, 2-, and 3-bedroom units for very-low-, low-, and moderate-income units. **A random selection will be held for all preliminary applications received on or before 1:00 PM, November 20, 2026.** Although any income eligible households may apply, **residents and workers of Burlington, Camden, and Gloucester counties will be selected before residents of**



other counties or states.
Apply HERE!



Delanco - Burlington County

Cornerstone at Delanco
has 2-bedroom units available for very low-, low-, and moderate-income households.
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 2-bedroom units available for moderate-income households.
Apply HERE!



Willingboro - Burlington County

Welcome to the **Avery Townhouse Apartments**, located in Willingboro! This property has 1-, 2-,and 3-bedroom units available for very-low, low-, and 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!**





Camden - Camden County

Welcome to **Fairview Village,**
located in Camden, NJ!
This property offers 1-, 2-, and 3- bedroom apartments for low- and moderate-income households. **Apply HERE!**



Haddonfield - Camden County

Welcome to **Fowler Avenue Unit 3**! Located within walking distance to downtown shops, restaurants, parks, and the train station to Philadelphia, this 2 bedroom 2 bathroom unit is currently available for rent and includes a stackable washer and dryer. **Apply HERE!**



Collingswood - Cape May County

The Bellmere Residences at 30 Fern Avenue feature a total of four Affordable Housing Units. The unit mix consists of 2 Moderate-Income Level 2-Bedroom Units, a Very-Low Income Level 2-Bedroom Unit, and a Low-Income Level 1-Bedroom Unit. **Apply HERE!**



Upper Township - Cape May County

Pre-applications are currently being accepted to be added to the waiting list to rent affordable housing units in the **Township of Upper**. There are 3 Affordable units available at Harriet Lane, Seaville, two 2-bedroom, low-income units and one 3-bedroom moderate-income unit.
Apply HERE!



Millville - Cumberland County

Welcome to **Delsea Village Apartments** in Millville! This development features 1-, 2-, and 3-bedroom low-income units for qualified applicants.
1-bedroom unit: **Join the wait list HERE!**
2-bedroom unit: **Join the wait list HERE!**
3-bedroom unit: **Join the wait list HERE!**



Glassboro - Gloucester County

Pre-applications are currently being accepted to be added to the waiting list to rent affordable units in **Downtown Glassboro Luxury Apartments**. In order to be eligible for an affordable housing unit, you must meet certain income limits as determined by the New Jersey Affordable Housing guidelines. 1, 2 and 3 bedroom units are part of this program. **Apply HERE**!



Woolwich - Gloucester County

Welcome to **Kingsway Estates I** a new community with 66 1-3 units available in Woolwich, Goucester County. **Prospective tenants who meet income restrictions can apply through November 6. The drawing will be held November 12**. **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**!



Barnegat - Ocean County

Whispering Hills Apartments
in Barnegat, Ocean County have 2-bedroom units available for qualified low- and moderate-income households, as well as 3-bedroom units available for moderate-income households.
Apply HERE!



Egg Harbor Township- Atlantic County

Welcome to **Harbor Apartments** in Egg Harbor Township!
Preliminary applications are being accepted to be added to the waiting list for 1-bedroom/1-bath units.
Apply HERE!



Jackson - Ocean County

Welcome to **The Gardens at Jackson Twenty-One,** offering 72 1- and 2- bedroom apartments to very low-, low-, and moderate-income households, and 3- bedroom apartments to Low- and Moderate-income households. **Up to 8 of the**

affordable apartments may be set aside for qualified veterans. Apply HERE!



Jackson - Ocean County

Welcome to **Paragon Apartments** in Jackson, offering 1-, 2-, and 3-bedroom unites to very low-, low-, and moderate-income households. **Apply 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! The waitlist is open for 2-bedroom units for low- and moderate-income households. **Apply HERE!**



Jackson - Ocean County

Welcome to **Windsor Crescent,** located in Ocean County! This property has approximately 20 vacant units available. Windsor Crescent is an affordable housing tax credit property, so household income limits apply. There are units available at the 60% income level.

2-bedroom, 1 bath units **HERE!**

3-bedroom, 1.5 bath units **HERE!**



Lakewood - Ocean County

Welcome to **Chambers Crescent,**
located in Lakewood, Ocean County!
This property has:
2-bedroom, 1 bath units **HERE!**
3-bedroom, 1.5 bath units **HERE!**



Little Egg Harbor - Ocean County

Welcome to **The Willows at Harbor House,**
located in Little Egg Harbor, Ocean County!
2 bedroom units for income restricted households available.
Apply 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:



1-bedroom units for moderate-level households, 2- bedroom units available for low- and moderate-income households, and 3-bedroom units available for very low-, low-, and moderate-income households. **Apply HERE**!



Manahawkin - Ocean County

Welcome to **Stafford Park Apartments** located in Manahawkin, NJ, Ocean County! These properties have the following units available for noted income restricted households:
1-bedroom units for low- and moderate-income households, and 2-bedroom units available for very low-, low-, & moderate-income households**,** and 3-bedroom units available for very low- and moderate-income households. **Apply HERE**!



Toms River - Ocean County

Welcome to **Autumn Ridge at Toms River Apartments,** located in Ocean County!
This property has an open waiting list for 1- and 2-bedroom units.
Apply HERE!



Toms River - Ocean County

Welcome to **Dover Chase,** an eleven building apartment complex with mid-rise, garden style rental units, including 1 and 2 bedroom units for low- and moderate-income households. **Apply HERE**!



Toms River - Ocean County

Welcome to **Legion Square Village** in Toms River. This development offers 1 bedroom apartments for Very Low- and Low-Income households, and 2 bedroom apartments for Very Low-, Low-, and Moderate Income households. **Apply HERE**!



Toms River - Ocean County

Welcome to **Residence Club at Cox Cro Crossing** in Toms River. Now accepting new applications, this development offers 9 affordable one-, two-, and three-bedroom apartments. **A random selection will be held for all preliminary applications received on or before 3:00PM, October 5th, 2026.** Please note: This is an existing property and therefore it has a current waiting list. Applicants on the current list will maintain their priority. **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- and 3-bedroom units available for moderate-income households.
Apply HERE!



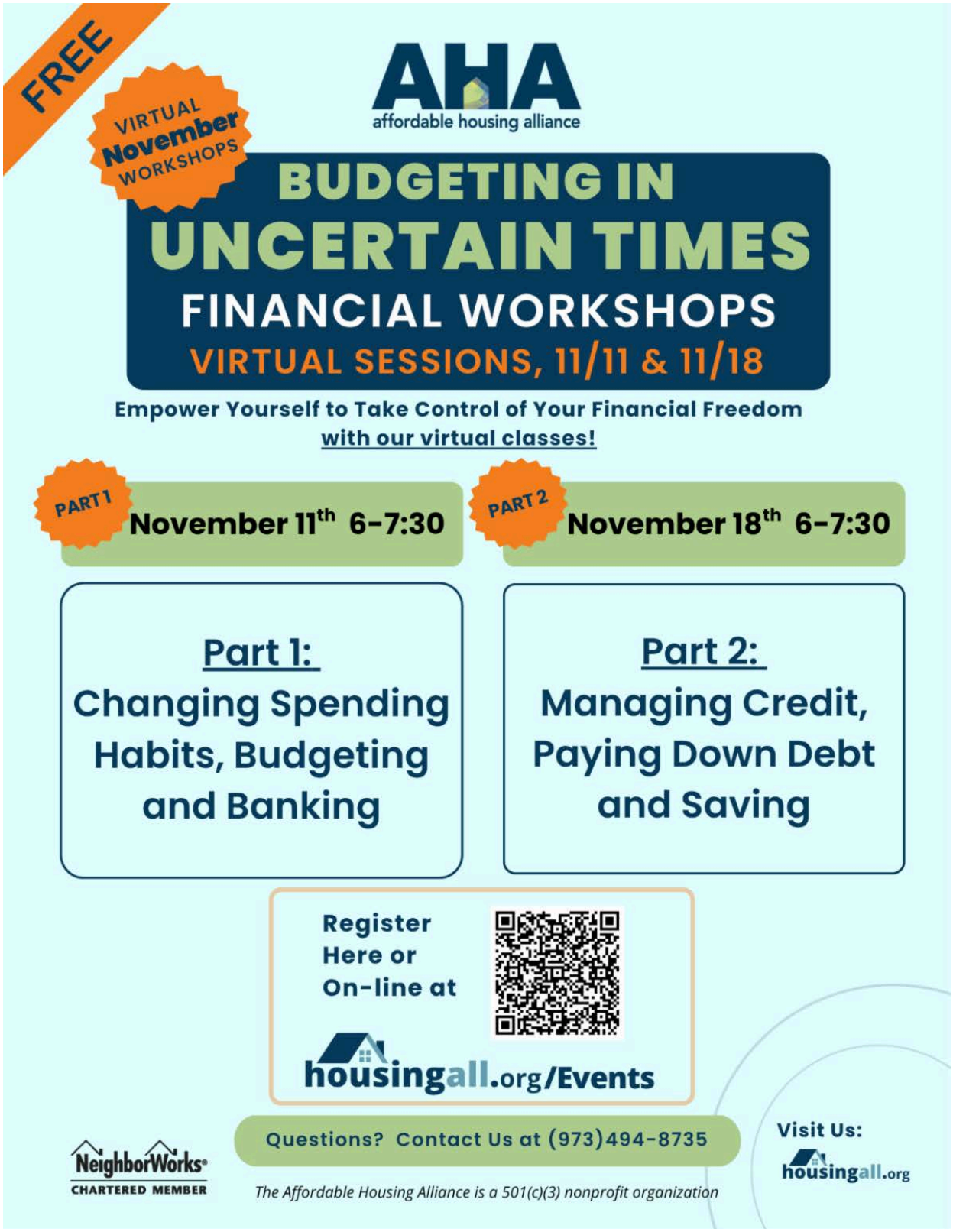
Pilesgrove - Salem County

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."
- AHA Budgeting Workshop Participant

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



Egg Harbor City - Atlantic County

62+ Community

Welcome to **Countryside Meadows**, offering 83 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. **Apply HERE**!



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. **Although any income eligible households may apply, residents Newark will be selected before residents of other counties or states**.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**!



West Depford - Gloucester County

55+ Community

Welcome to the **Gordon H. Mansfield Apartment Community**. Located in West Depford, Gloucester County, this development is accepting applications for 1-, 2-, and 3-bedroom units to **income qualified veterans or seniors**. **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

62+ Community

Welcome to **Village Senior Housing!**

There are 20 studio and 1 bedroom garden apartments that are for rent to low-income seniors and persons with permanent disabilities. The rents for these apartments are subsidized by the US Department of Agriculture, tenants pay about 30% of their Adjusted Gross Income, as determined upon our review of the final application prior to occupancy and USDA guidelines. **Apply 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!

Monroe - Middlesex County

55+ Community

There are 122 one- and two- bedroom, existing age-restricted rental apartments at the **Village at Stratford.** These apartments are restricted to senior households, where at least one member of the household is 55 years or older and no-one in the household is under 48 years of age. There is an



existing waiting list, which remains open. Some types of units have shorter lists than others, depending on the number of bedrooms and the level of affordability. New applications are added to the list on a "first-come, first served" basis. **Although any income eligible households may apply, residents and workers of Hunterdon, Middlesex, and Somerset counties will be selected before residents of other counties or states.** Apply **HERE**!



Old Bridge - Middlesex County
55+ Community

Welcome to **Birchwood of Old Bridge Apartments** in Old Bridge, Middlesex County!
This property has:
1- and 2- bed income-restricted units.
Apply HERE!



Old Bridge - Middlesex County
62+ Community

Welcome to **Maher Manor Apartments** in Old Bridge, Middlesex County!
This property has:
1-bed/1bath income-restricted units.
Apply HERE!



Old Bridge - Middlesex County
62+ Community

Welcome to **Old Bridge Rotary Senior Citizens!**
This property has:
1-bed/1bath units. **Apply HERE**!



Piscataway - Middlesex County
55+ Community

Welcome to the **Heritage at Piscataway**, a brand new community, centrally located in Piscataway, Middlesex County, New Jersey! Here, you will find 30 age-restricted (55+), one-bedroom apartments

that are set aside with reduced rents for very low-, low- and moderate income-qualified households.
Apply HERE!



South Amboy - Middlesex County

62+ Community

Welcome to **Robert Noble Manor**, a community with income-restricted 1-bedroom apartments available in South Amboy New Jersey!
Apply HERE!



South Plainfield - Middlesex County

62+ Community

Welcome to **South Plainfield Senior Housing**, a community with income-restricted 1- and 2-bedroom apartments available in South Amboy New Jersey!
Apply 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**!

Keansburg - Monmouth County



62+ Community

Welcome to **Granville Towers in Keansburg, NJ.**
This property has:
0-bedroom and 1-bedroom units **HERE**!
***The Keansburg Housing Authority has opened its Section 8 Project Based Vouchers waiting list for Granville Towers. Eligibility and Income limits are on their website at https://keansburgha.org/.**



Manalapan - Monmouth County

55+ Community

Welcome to **HERITAGE VILLAGE at MANALAPAN**
This property has:
1-bedroom and 2-bedroom units **HERE**!



Middletown - Monmouth County

62+ Community

Welcome to **Bayshore Village** in the Port Monmouth section of Middletown!
This property has 1- and 2-bedroom units. **Apply HERE!**



Oakhurst - Monmouth County

55+ Community

Welcome to **HERITAGE VILLAGE at OAKHURST**
This property has:
1-bedroom and 2-bedroom units **HERE**!



Ocean - Monmouth County

Welcome to **Heritage Village at Ocean Apartments,** located in Ocean Township in Monmouth County. This property has one-bedroom apartments available for moderate-income families.
Apply HERE!

Oceanport - Monmouth County



55+ Community

Welcome to **Gardner Hall** at Oceanport!
This property has:
1-bedroom 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. **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**. 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. Contacting applicants now. No waiting list. 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 very low-, low-, and moderate-income households, and 2-bed units for moderate-income households. Apply **HERE**!



Forked River- Ocean County

55+ Community

Welcome to Heritage Village at Seabreeze Apartments In Forked River. This property has 1- and 2-bedroom units for very-low- and moderate-income households.
Apply HERE!



Jackson - Ocean County

55+ Community

Welcome to **Westlake Mews Apartments!**
This property has:
2-bed/1 bath income restricted units available. **Apply HERE!**



Manchester- Ocean County

55+ Community

Welcome to **Birchwood at Whiting!**
This property has:
1-bed/1 bath units for very low-income households.
Apply HERE!



Seaside Heights - Ocean County

55+ Community

Welcome to **Cornerstone at Seaside Heights!**
This property has:
1- bedroom units for 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. 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**!



Toms River - Ocean County

55+ Community

Welcome to **The VIllages at Bey Lea!** This rental community includes 48 affordable, one-bedroom apartments, each with a den. These low- and moderate-income rentals are reserved for seniors 55 years of age and older. **Apply HERE**!

Waretown - Ocean County

55+ Community

Welcome to **Birchwood at Waretown!** This rental community includes income restricted 1-bedroom/1-bath apartments. **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- and 2- bedroom units available for low- & moderate-income households **HERE**!
Branchburg II has 1- and 2- bedroom units available for very low-, 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



Cape May - Cape May County

2- bedroom, single-family home available for purchase located at **300 Wildwood Avenue, Cape May** in Cape May County. **Apply by November 20th to be included in the random lottery number drawing to determine priority order.** Although any income eligible households may apply, **residents and workers of Cape May, Atlantic, Salem, and Cumberland Counties will be selected before residents of other counties or states**. **Listing HERE.**



Jersey City - Hudson County

307 Bergen Avenue in Jersey City, NJ Hudson County has TWELVE brand new condos for purchase.
Three 1-bedroom units and 12- bedroom units.
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. 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**!

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.

Edison - Middlesex County

Through the **Edison Affordable Homeownership Program**, income-certified applicants could receive up to $170,000 in Township assistance to purchase a market rate home. After the purchase, these homes will become deed-restricted homes.

Apply HERE!

Colts Neck - Monmouth County

Colts Neck Fair Housing Program is accepting applications

Apply HERE!

Manalapan - Monmouth County

Welcome to **509 St. Andrews Place,** a condo for sale in Manalapan that features 2 bedrooms and 1 bath and is available for a low-income household Although any income eligible households may apply, **residents and workers of Mercer, Monmouth, or Ocean Counties will be selected before residents of other counties or states**. **Apply HERE!**



Marlboro - Monmouth County
55+ Community

Welcome to **Glenbrook Estates Condominiums, a 55+ community in Marlboro!** Join a short waiting list here for 2 bedroom condos. Units become available monthly. If you qualify for an available unit, the wait time may be less than a year.
Although any income eligible households may apply, residents and workers of Mercer, Monmouth, or Ocean Counties will be selected before residents of other counties or states. **Apply HERE!**



Harding- Morris County

16 2- and 3-bedroom townhomes will be available for very low-, low-, and moderate-income households at **Harding Run**. **Join the ownership waiting list by 11/4/2026 to be included in the random selection. Although any income eligible households may apply, residents and workers of Essex, Morris, Union, or Warren Counties will be selected before residents of other counties or states**. **Apply HERE!**

Kenvil- Morris County

Three (3) New Affordable Homes in Kenvil, NJ! GMM Habitat are building three single-family homes. One 2-bedroom, single-family home for households of 2-4 people, One 3-bedroom/2



bathroom, single --family home for households of 3 to 6 people and one 4-bedroom/2bathroom single-family home for households of 4-8 people (depending on family composition). Homes range between 2,087 s.f. to 2,957 s.f. **Random Selection Drawing December 1, 2026. Apply HERE**!



Budd Lake - Morris County

SEVEN brand new single-family homes will be available at **Stonewald Court, Budd Lake, Morris County** for very-low, low & moderate income households. **Apply by November 30 to be included in the random lottery number drawing to determine priority order. Listing HERE**.



Florham Park - Morris County

Thirty brand new 1-, 2-, and 3-bedroom condominiums will be available at **High Pointe at Florham Park, Morris County** for very-low, low & moderate income households. Pets permitted (restrictions apply). **Apply by December 16 to be included in the random lottery number drawing to determine priority order. 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.



Stafford - Ocean County
55+ Community

Welcome to 11 Perry's Lane, a 2 bedroom, 2 bath home for sale in Perry's Lake, Ocean County for a moderate-income household. This is a 55+ community. At least one household member must be 55 years or older. All other household members must be over 17 years old. **Although any income eligible households may apply, residents and workers of Mercer, Monmouth, or Ocean**

Counties will be selected before residents of other counties or states. **Apply 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 by 12/7/2026 to be included in the random selection.** **Apply HERE**!



Branchburg - Somerset County

55+ Community

Welcome to **Branchburg Village**, a BRAND NEW 55+ 2 bedroom Low income townhomes available. There will be a total of 6 units of this type and price. Unit assignment is done at random based on availability and priority order. Square footage of units may slightly differ. Sellers will require $2,500 deposit upon execution of a full contract of sale. **Although any income eligible households may apply, residents and workers of Hunterdon, Middlesex, or Somerset Counties will be selected before residents of other counties or states**. **Apply HERE**!

FREE

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

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

Saturday, November 28, 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

EQUAL HOUSING OPPORTUNITY

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

NeighborWorks® CHARTERED MEMBER

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**

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 Lakewood 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.
(Applications for non-disabled, age 50-61, will be accepted but only served if the senior/disabled list is exhausted.)

All questions about application assistance should be directed to Lakewood Housing Authority
Phone: (732) 364-1300
Website: **https://www.lakewoodha.org/**

Direct Application link: **https://lakewoodha.org/documents/RADapplication.pdf**



This is to inform you that the RAD PBV 2026 Project Based Housing Voucher Waiting List for Granville Towers is NOW OPEN with Keansburg 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.
INCOME LIMITS: 1 Person: $47,900/ 2 Persons $54,750

All questions about application assistance should be directed to Keansburg Housing Authority
Phone: (732) 787-6151
Website: **https://www.keansburgha.org/**

Direct Application link: **https://www.pha-web.com/portals/onlineApplication/1561?wlWaitingListId=1744**

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

.

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.







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Building 4, Neptune, NJ 07753
732-389-2958 | info@housingall.org

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