



2017-2018 Ocean County Housing Resource Guide



Prepared by:
Ocean County Department of Human Services

In partnership with:
Ocean County Office of Senior Services & Ocean County Board of Social Services

NOTE!

The Housing Resource Guide of Ocean County was created by the Ocean County Human Services Advisory Council. Some agencies may have a wait list for housing with no guarantee on length or availability of services. This guide is strictly informational and in no way indicates an endorsement, nor does the absence of a service or agency from this list signify disapproval. Each listing, within a section, is categorized according to the populations served and the type of assistance offered.

Type of Assistance Offered

Site: These are physical sites of housing (or main offices of housing sites) that are available to eligible applicants.

Services: This indicates that the listing provides some kind of service to its clients that is relevant to the category it is under, for example- medication monitoring, counseling, supervision, credit counseling, legal services, etc.

Financial Assistance: This indicates that monetary assistance may be available for eligible applicants. This may be one time only, limited or extended, direct to client or indirect (to mortgage company, landlord, etc.).

Information and/or Advocacy: These agencies or organizations can provide information about local resources and guidance. Some agencies will also advocate on your behalf.

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Populations Served

Seniors: In general, senior for eligibility are those aged 60 (Older Americans Act) and older. Some organizations recognize seniors as early as age 55. Contact the specific organization, or facility to find out its age requirements.

Disabilities: Disabilities range from those of a physical nature, to mental/emotional problems.

SSI Recipient: Supplemental Security Income is a Federal program designed to help meet basic needs of food, clothing, and shelter for aged, blind, and disabled people who have little or no income.

Mentally Ill: Individuals who are diagnosed with a mental disorder by his/her medical doctor or psychiatrist may qualify for services for the mentally ill. Some of these individuals may also qualify as disabled, depending on the severity.

Low Income: Individuals and families who earn less than enough to provide for basic needs. Specific income level requirements vary between programs. Contact the specific organization or facility to find out its income requirements.

Assisted Living Residence

The heading “Assisted Living Residence” means a facility, which is licensed by the NJ Department of Health and Senior Services, to provide apartment-style housing and congregate dining, and to assure that assisted-living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

				Population Served					Assistance Type			
Assisted Living Residence		City	Phone	Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Bella Terra Assisted Living Residence	2 Kathleen Dr.	Jackson	732-730-9500	S					X	X		
Brandywine A.L. at the Gables	515 Jack Martin Blvd.	Brick	732-836-1400	S					X	X		
Brandywine A.L. at Toms River	1587 Old Freehold Rd.	Toms River	732-240-0043	S					X	X		
Brighton Gardens of Leisure Park	1400 Route 70	Lakewood	732-370-0444	S					X	X		
Brookdale Stafford	1275 Route 72 West	Manahawkin	609-597-2500	S					X	X		
CareOne at Jackson	11 History Lane	Jackson	732-367-6600	S					X	X		
Georgetown Commons at the Pines	507 Route 530	Whiting	732-849-0400	S					X	X		
Hearthstone Estates	77 Williams St.	Lakewood	732-363-8505	S					X	X		
The Lakewood Courtyard	52 Madison Ave.	Lakewood	732-905-2055	S					X	X		
Magnolia Gardens	1935 Lakewood Rd.(Rt. 9)	Toms River	732-557-6500	S					X	X		
The Orchards at Bartley	100 North County Line Rd.	Jackson	732-730-1700	S					X	X		
Reflections at the Gables	1594 Route 88	Brick	732-785-3370	S					X	X		
Shorrock Gardens Care Center, Inc.	75 Old Toms River Rd.	Brick	732-451-1000	S					X	X		
Spring Oak Assisted Living at Forked River	601 North Main St.	Lanoka Harbor	609-242-2661	S					X	X		
Spring Oak of Toms River	2145 Whitesville Rd.	Toms River	732-905-9222	S					X	X		
Sunrise Assisted Living of Jackson	390 North County Line Rd.	Jackson	732-928-5600	S					X	X		
The Chelsea at Brick	458 Jack Martin Blvd.	Brick	732-206-9800	S					X	X		
The Chelsea at Toms River	1657 Silverton Rd.	Toms River	732-941-8100	S					X	X		
The Haven at Manchester	1700 Route 37 West	Toms River	732-341-0880	S					X	X		
The Terraces at Seacrest Village	281 Mathistown Rd.	Little Egg Harbor	609-857-4141	S					X	X		

Comprehensive Personal Care Homes

The heading “Comprehensive Personal Care Home” means a facility, which is licensed by the NJ Department of Health and Senior Services, to provide room and board, and to assure that assisted-living services are available when needed for four or more adult persons unrelated to the proprietor. Residential units in Comprehensive Personal Care Homes house no more than two residents and have a lockable door on the unit entrance.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Bey Lea Village Nursing & Rehabilitation Center	1351 Old Freehold Rd.	Toms River	732-240-0090	S	D				X	X		
Leisure Park Special Care	1400 Route 70	Lakewood	732-370-0444	S	D				X	X		
Willow Springs	1049 Burnt Tavern Rd.	Brick	732-840-3700	S	D				X	X		

Congregate Apartments

Congregate apartment housing is specifically designed multi-housing for independent to semi-independent people, and includes community social and dining facilities. Individual units include, at minimum, a living room/bedroom, bathroom and kitchenette. These facilities offer at least one hot meal per day and some housekeeping services. Transportation and personal assistance services may also be available, with fees included or billed separately. Currently, there is no specific licensing for congregate housing. Congregate apartment housing can be found in both market-rate and subsidized facilities for the elderly.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Bella Terra	2 Kathleen Dr.	Jackson	732-730-9500	S					X	X		
Leisure Park Healthcare	1400 Route 70	Lakewood	732-370-0444	S					X	X		
Silverwoods	1700 Route 37 West	Toms River	732-341-6630	S					X	X		
Spring Oak of Toms River	2145 Whitesville Rd.	Toms River	732-905-9222	S					X	X		

Continuing Care Retirement Communities

Continuing care retirement communities (CCRC) provide housing, services and health care (including long-term care) to people of retirement age. A CCRC regulated by the NJ Department of Community Affairs must provide increasing levels of care according to the needs of the individual residents, beginning with independent living and a variety of health and nursing services. Meals, housekeeping, linens, 24-hour security, and recreation services are usually provided. Generally, there is a substantial entrance fee (ranging from \$40,000 to \$200,000) and monthly fees that guarantee shelter and access to various health care services, whether these services are prepaid or on a fee-for-service basis. Nursing facilities are licensed by the NJ Department of Health and Senior Services.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Crestwood Manor	50 Lacey Rd.	Manchester	732-849-4900	S					X	X		
The Pines at Whiting	507 Route 530	Whiting	732-849-0400	S					X	X		
Harrogate	400 Locust St.	Lakewood	732-905-7070	S					X	X		

General Housing Assistance / Homelessness Prevention

Homelessness prevention programs provide limited financial assistance to low- and moderate-income tenants and homeowners in imminent danger of eviction or foreclosure due to temporary financial problems beyond their control. Funds are used to disburse payments in the forms of loans and grants to landlords and mortgage companies on behalf of eligible households in danger of homelessness.

Facility Name	Address	City	Phone	Population Served				Assistance Type				
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Contact of Ocean and Monmouth Counties	P.O. Box 1121	Toms River	732-240-6104	S	D	SS	M/I	\$				X
Community Connections	1-800-998-9999/ TDD 1-800-483-2209			S	D	SS	M/I	\$				X
Family Promise of Southern Ocean County	338 South Main St	Barnegat	609-994-3317		D	SS	M/I	\$		X		X
Hands for All - Homes for All	7 Hyers St.	Toms River	732-286-7929	S	D	SS	M/I	\$		X	X	
Home, Heat & Hope, Catholic Charities	200 Monmouth Ave	Lakewood	732-363-5322	S	D	SS	M/I	\$			X	X
O.C.E.A.N., Inc.	40 Washington St	Toms River	732-244-2351 x22	S	D	SS	M/I	\$	X	X	X	X
Hope Center	253 Chestnut St.	Toms River	732-341-4447	S	D	SS	M/I	\$	X	X		X
Interfaith Hospitality	253 Chestnut St.	Toms River	732-736-1550					\$	X	X		X
National Accessible Apartment Clearinghouse			800-421-1221		D			\$				X
NJ Housing Resource Center			877-428-8844	S	D	SS	M/I	\$		X		X
OC Board of Social Services, Main Office	1027 Hooper Ave.	Toms River	732-349-1500	S	D	SS	M/I	\$	X	X	X	X
OC Board of Social Services Northern	225 Fourth St.	Lakewood	732-370-8854	S	D	SS	M/I	\$	X	X	X	X
OC Board of Social Services Southern	333 Haywood Rd.	Manahawkin	609-242-6100	S	D	SS	M/I	\$	X	X	X	X
Ocean Mental Health Services PATH	160 Route 9	Bayville	732-349-1979	S	D	SS	M/I	\$		X	X	X
Preferred Behavioral Health PATH	700 Airport Rd.	Lakewood	732-367-4700	S	D	SS	M/I	\$		X	X	X
NJ Supportive Housing Connection			844-216-6988	S	D	SS	M/I	\$		X		X

Long-Term Care / Nursing Homes

Nursing homes provide 24-hour medical care for those who need nursing care but not hospitalization. A registered nurse or licensed practical nurse is on duty, though nurse aides provide most of the hands-on care. Some nursing homes specialize in a certain kind of care, such as care for Alzheimer's disease or rehabilitation. Compare nursing homes online at www.medicare.gov/NHCompare

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Arbors Care Center	1750 Route 37 West	Toms River	732-914-0090	S	D	SS	M/I	\$	X	X		
AristaCare at Manchester	1770 Tobias Ave.	Manchester	732-657-1800	S	D	SS	M/I	\$	X	X		
AristaCare at Whiting	23 Schoolhouse Rd.	Whiting	732-849-4300	S	D	SS	M/I	\$	X	X		
Atlantic Coast Rehabilitation & Health Care Center	485 River Ave.	Lakewood	732-364-7100	S	D	SS	M/I	\$	X	X		
Barnegat Rehabilitation and Nursing Center	859 West Bay Ave.	Barnegat	609-698-1400	S	D	SS	M/I	\$	X	X		
Bartley Healthcare Nursing & Rehabilitation	175 Bartley Rd.	Jackson	732-370-4700	S	D	SS	M/I	\$	X	X		
Bey Lea Village Nursing & Rehabilitation Center	1351 Old Freehold Rd.	Toms River	732-240-0090	S	D	SS	M/I	\$	X	X		
Care One at Jackson	11 History Ln.	Jackson	732-367-6600	S	D	SS	M/I	\$	X	X		
Children's Specialized Hospital at Toms River	94 Stevens Rd.	Toms River	888-244-5373		D	SS	M/I	\$	X	X		
Claremont Center Genesis Healthcare	1515 Hulse Rd.	Point Pleasant	732-295-9300	S	D	SS	M/I	\$	X	X		
Community Medical Center TCU	99 Route 37 West	Toms River	732-557-8000	S	D	SS	M/I	\$	X	X		
Concord Healthcare & Rehabilitation Center	963 Ocean Ave.(Rte.88)	Lakewood	732-367-7444	S	D	SS	M/I	\$	X	X		
Crestwood Manor	50 Lacey Rd	Manchester	732-849-4900	S	D	SS	M/I	\$	X	X		
Crystal Lake Healthcare and Rehabilitation	395 Lakeside Blvd.	Bayville	732-269-0500	S	D	SS	M/I	\$	X	X		
Fountain View Care Center	527 River Ave.	Lakewood	732-905-0700	S	D	SS	M/I	\$	X	X		
Green Acres Manor	1931 Lakewood Rd	Toms River	732-286-2323	S	D	SS	M/I	\$	X	X		
Hamilton Place at the Pines at Whiting	507 Route 530	Whiting	732-849-0400	S	D	SS	M/I	\$	X	X		

Long-Term Care / Nursing Homes

Nursing homes provide 24-hour medical care for those who need nursing care but not hospitalization. A registered nurse or licensed practical nurse is on duty, though nurse aides provide most of the hands-on care. Some nursing homes specialize in a certain kind of care, such as care for Alzheimer's disease or rehabilitation. Compare nursing homes online at www.medicare.gov/NHCompare

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Hampton Ridge Healthcare and Rehabilitation	94 Stevens Rd	Toms River	732-286-5005	S	D	SS	M/I	\$	X	X		
Harrogate	400 Locust St.	Lakewood	732-905-7070	S	D	SS	M/I	\$	X	X		
Holiday Care Center	4 Plaza Dr.	Toms River	732-240-0900	S	D	SS	M/I	\$	X	X		
Laurelton Village	475 Jack Martin Blvd.	Brick	732-458-6600	S	D	SS	M/I	\$	X	X		
Leisure Chateau Rehabilitation	962 River Ave.	Lakewood	732-370-8600	S	D	SS	M/I	\$	X	X		
Leisure Park Healthcare	1400 Route 70	Lakewood	732-370-0444	S	D	SS	M/I	\$	X	X		
Manahawkin Convalescent Center	1211 Route 72 West	Manahawkin	609-597-8500	S	D	SS	M/I	\$	X	X		
Meridian Nursing & Rehabilitation at Brick	415 Jack Martin Blvd.	Brick	732-206-8000	S	D	SS	M/I	\$	X	X		
Mystic Meadows Rehab & Nursing Center	151 Ninth Ave.	Little Egg Harbor	609-294-3200	S	D	SS	M/I	\$	X	X		
Rose Garden Nursing and Rehabilitation Center	1579 Old Freehold Rd	Toms River	732-505-4477	S	D	SS	M/I	\$	X	X		
Seacrest Village	1001 Center St.	Little Egg Harbor	609-296-9292	S	D	SS	M/I	\$	X	X		
Shore Meadows Rehabilitation & Nursing Center	231 Warner St.	Toms River	732-942-0800	S	D	SS	M/I	\$	X	X		
Shorrock Gardens Care Center Inc.	75 Old Toms River Rd	Brick	732-451-1000	S	D	SS	M/I	\$	X	X		
Southern Ocean Center	1361 Route 72 West	Manahawkin	609-978-0600	S	D	SS	M/I	\$	X	X		
Southern Ocean Medical Center TCU	1140 Route 72 West	Manahawkin	609-978-8900	S	D	SS	M/I	\$	X	X		
Tallwoods Care Center	18 Butler Blvd.	Bayville	732-237-2220	S	D	SS	M/I	\$	X	X		
Whiting Health Care Center	3000 Hilltop Rd.	Whiting	732-849-4400	S	D	SS	M/I	\$	X	X		
Willow Springs	1049 Burnt Tavern Rd.	Brick	732-840-3700	S	D	SS	M/I	\$	X	X		

Low Income Housing

Under the Tax Reform Act of 1986, "Low Income Housing" is a special housing category that affords investors special tax treatment in return for a discounted rental rate for eligible applicants. The Low Income Housing Tax Credit is a program of the Internal Revenue Service, where landlords obtain tax benefits for renting to low income households.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Berkeley Housing Authority	44 Frederick Dr.	Bayville	732-269-2312	S	D	SS	M/I	\$	X		X	X
Brick Housing Authority	165 Chambers Bridge Rd.	Brick	732-920-9400	S	D	SS	M/I	\$	X		X	X
Chambers Bridge Residents	175 Chambers Bridge Rd.	Brick	732-451-1792	S	D			\$	X			
Harbor House	320 Radio Rd.	Tuckerton	609-294-0439	S	D			\$	X		X	X
Heritage Village at Seabreeze	1031 Newark Ave. North	Forked River	609-242-1211	S	D			\$				
Highland Plaza Apartments	91 Highland Pkwy.	Toms River	732-244-6391	S	D	SS	M/I	\$	X	X	X	X
Hopes Crossing*	1 Vans Way	Toms River	732-473-1020					\$	X			X
Lakewood Plaza Apartments	120 Martin Luther King Dr.	Lakewood	732-364-2625	S	D	SS	M/I	\$	X			
Manchester Village	202 Manor Dr.	Manchester	732-408-9844			SS		\$	X			X
Rev. Albert Clayton Sr. Residence	144 John St.	Lakewood	732-730-1374	S	D	SS	M/I	\$	X	X		
Toms River Crescent**	100 Crescent Ct.	Toms River	732-901-2110	S	D	SS	M/I	\$	X			
Stafford Park Apartments	321 Cook Rd.	Manahawkin	609-597-3000	S	D	SS	M/I	\$	X			X
Victorian Gardens	Rocky Mountain Ct.	Brick	732-840-0666					\$	X			
Westlake Mews	100 Muirfield Rd.	Jackson	732-928-3323	S	D	SS	M/I	\$	X			
Willows at Waretown	101 Veterans Blvd.	Waretown	609-607-6560	S		SS		\$				
Windsor Crescent Apartments**	1 Arcadia Ct.	Jackson	732-719-7375	S	D	SS	M/I	\$	X			

*families only

**2 or more individuals, no singles

Rental Assistance / Section 8

Section 8 Existing Housing program, administered through the NJ Department of Community Affairs, subsidizes recipients so that they can afford decent, safe, housing in the private rental market. Applications are accepted when funding permits and a waiting list does exist. State Rental Assistance Program provides rental assistance grants, comparable to the federal Housing Choice Voucher Program, for low-income individuals or households.

Agency Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Lakewood Housing Authority	317 Sampson Ave.	Lakewood	732-364-1300	S	D	SS	MI	\$	X		X	X
Lakewood Township Residential Assistance Program	E. Kennedy Blvd.	Lakewood	732-367-0660	S	D	SS	MI	\$	X		X	
Berkeley Housing Authority	44 Frederick Dr.	Bayville	732-269-2312	S	D	SS	MI	\$	X		X	
Brick Housing Authority	165 Chambers Bridge Rd.	Brick	732-920-9400	S	D	SS	M/I	\$	X		X	X
OC Board of Social Services (Rental Assistance)	1027 Hooper Ave.	Toms River	732-349-1500	S	D	SS	M/I	\$		X	X	X
NJ Department of Community Affairs (Section 8)	1510 Hooper Ave.	Toms River	732-255-0818	S	D	SS	M/I	\$	X	X	X	X

Residential Health Care Facilities

These licensed facilities provide room, meals, linens, housekeeping, personal assistance, personal laundry, 24-hour security, financial management and recreation activities, as well as limited health services under the direction of a professional nurse. Services are included in rent or billed separately. Residential health care facilities are regulated by the NJ Department of Health and Senior Services.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Dover Woods Health Care Center	1001 Route 70	Toms River	732-370-4600	S	D	SS	M/I	\$	X	X	X	
Joan Valentine House	605 Bay Ave.	Pt. Pleasant	732-899-2277	S	D	SS	M/I	\$	X	X	X	
Lexington Manor	127 Seventh St.	Lakewood	732-363-5672	S	D	SS	M/I	\$	X	X	X	

Rooming Houses

"Rooming House" means a boarding house wherein no personal or financial services are provided to the residents (N.J.S.A. 55:13B-3(h)). Rooming houses are licensed by the NJ Department of Community Affairs, Division of Housing, which can be reached at 609-292-4080. For inquiries into the regulation of Rooming Houses, contact the Bureau of Rooming & Boarding Houses at 609-633-6251.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Carol House	27 6th St.	Lakewood	732-904-7524	S	D	SS	M/I	\$	X			
Castle Rock	100-102 Atlantic Ave.	Pt. Pleasant Beach	732-899-7711	S	D	SS	M/I	\$	X			
Gladstone	318 Atlantic Ave.	Pt. Pleasant Beach	732-295-8779	S	D	SS	M/I	\$	X			
Heights Central	330 Hamilton Ave.	Seaside Heights	732-506-0897	S	D	SS	M/I	\$	X			
Jackson House	40 Cassville Rd.	Lakewood	732-616-8526	S	D	SS	M/I	\$	X			
Miriam Kelly	401 New Jersey Ave.	Pt. Pleasant Beach	732-892-2269	S	D	SS	M/I	\$	X			
Pushkin Memorial Home	130 Pushkin Rd.	Jackson	732-928-1694	S	D	SS	M/I	\$	X			
Pleasant Point Rooming House	510-512 Trenton Ave.	Pt. Pleasant	732-714-2136	S	D	SS	M/I	\$	X			
Rova Farms Motel	725 Freehold Rd.	Jackson	732-928-0928	S	D	SS	M/I	\$	X			

Senior Boarding Homes - Class C

There are 2 primary classes of boarding homes for older adults in NJ: Class B and Class C, both licensed by the NJ Department of Community Affairs. Class C includes room, meals, linens, 24-hour supervision, monitoring of self-administered medication, and personal and financial services. Rooms and baths may be private or shared.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Alcoeur Gardens	320 Herbertsville Rd.	Brick	732-244-1931	S	D	SS			X	X		
Alcoeur Gardens	1126 Lakewood Rd.	Toms River	732-244-1931	S	D	SS			X	X		
Golden Age	107 Manchester Ave.	Lacey	609-971-3337	S	D	SS			X	X		
Keifers Quarters	20 Central Ave.	Pt. Pleasant Beach	732-892-2271	S		SS	M/I		X	X		
The Bayville Manor	6 Allard Rd. & Route 9	Bayville	732-269-1111	S		SS			X	X		
Triton House	111 Forman Ave.	Pt. Pleasant Beach	732-892-7106	S		SS	M/I		X	X		

Subsidized Housing

Subsidized housing refers to apartments or attached housing where the amount of rent is based on the income of the household. The state or federal government usually finances construction or rental costs, and the units are sponsored by non-profit or limited-profit organizations or public housing authorities. There are usually lengthy waiting lists for subsidized housing.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Bay Ridge Apartments	200 Iger Way	Bayville	732-269-5356	S	D			\$	X			
Bay West Apartments	1500 Iger Way	Bayville	732-269-6972	S	D			\$	X			
Cedar Run I & II Apartments	240 Route 9	Manahawkin	609-597-4396	S	D	SS	M/I	\$	X			
Chambers Bridge Residents	175 Chambers Bridge Rd.	Brick	732-451-1792	S	D			\$	X			
Dover Chase Apartments	1001 Dover Chase Blvd.	Toms River	732-276-2171	S	D	SS		\$	X			
Eleanor Levovitz	500 Clifton Ave.	Lakewood	732-364-2304	S	D	SS	M/I	\$	X	X		
Emerald Terrace Apartments	20 Barnegat Blvd.	Barnegat	609-698-2187	S	D	SS	M/I	\$	X			
Forge Pond Apartments **	151 Chambers Bridge Rd.	Brick	732-920-9400	S	D			\$	X			
George Conway Apartments **	165 Chambers Bridge Rd.	Brick	732-920-9400	S	D			\$	X			
Harbor View Apartments	334 East Main St.	Tuckerton	609-296-3332	S	D	SS	M/I	\$	X			
Heritage Village at Seabreeze Apts.	1031 Newark Ave.	Forked River	609-242-1211	S	D	SS		\$	X			
Highland Plaza	91 Highland Pkwy.	Toms River	732-244-6391	S	D	SS	M/I	\$	X	X	X	X
Homes Now	2141 Route 88, Suite 1	Brick	732-295-7380									
Hopes Crossing*	1 Vans Way	Toms River	732-473-1020	S	D	SS		\$	X			
John Currey Apartments	220 East Fourth St.	Lakewood	732-364-1300	S	D			\$	X			
JFK Apartments /Peter Ward Towers	100 Woehr Ave.	Lakewood	732-364-1302	S	D	SS	M/I	\$	X			
LADACIN	1701 Kneely	Wanamasa	732-493-5900		D			\$	X			
Lakewood Plaza I	120 Martin Luther King Dr.	Lakewood	732-364-2625	S	D	SS	M/I	\$	X			
Lakewood Plaza II	154 Martin Luther King Dr.	Lakewood	732-364-6780	S	D	SS	M/I	\$	X			
Laurel Oaks	500 Barnegat Blvd.	Barnegat	609-607-8800	S	D	SS		\$	X			
Manchester Pines	3204 Hilltop Rd.	Whiting	732-350-1300	S	D			\$	X			

Subsidized Housing

Subsidized housing refers to apartments or attached housing where the amount of rent is based on the income of the household. The state or federal government usually finances construction or rental costs, and the units are sponsored by non-profit or limited-profit organizations or public housing authorities. There are usually lengthy waiting lists for subsidized housing.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Park Plaza	150 Mathistown Rd.	Tuckerton	609-296-9402	S	D	SS	M/I	\$	X			
Regency Club Apartments	330 S. New Prospect Rd.	Jackson	732-719-7978					\$	X			
Stafford by the Bay	312 East Bay Ave.	Manahawkin	609-489-0809	S				\$	X			
Stafford Park Apartments	321 Cook Rd.	Manahawkin	609-597-3000	S	D	SS		\$	X			
The Oaks at Toms River	923 Oak Ave.	Toms River	732-244-0991	S	D	SS	MI	\$	X			
Victoria Gardens	Rocky Mountain Blvd.	Brick	732-295-7380	S	D	SS		\$	X			
Whispering Hills Apartments	345 Hawthorne Lane	Barneгат	609-607-8800	S	D	SS		\$	X			
Windsor Crescent Apartments	Solar Ave.	Jackson	732-370-1500	S	D	SS		\$	X			
Winteringham Village	1040 Route 166	Toms River	732-244-4550	S	D	SS	M/I	\$	X			

**families only*

*** accessed through Brick Housing Authority*

INFORMATION AND ADVOCACY ASSISTANCE

Homebuyer
Assistance

Housing
Rehabilitation

Fair Housing &
Housing
Discrimination

Tenant-Landlord
Assistance &
Disputes

Utilities
Assistance

Homebuyer Assistance

Homebuyer assistance programs are designed to help eligible applicants purchase a home through reduced bank fees and closing costs, and down payment assistance. Visit US Department of Housing & Urban Development (HUD) online at www.hud.gov/local/nj/homeownership/buyingprgms.cfm or the OC Department of Planning online at www.planning.co.ocean.nj.us/CDBG/HOME-FTHB.htm for more information and specific eligibility requirements.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
NJ Affordable Housing Management Association			856-786-9590							X	X	X
Housing & Mortgage Finance Agency			800-654-6873	S						X	X	X
NJ Housing Resource Center			877-428-8844	S	D	SS	M/I	\$		X		X
O.C.E.A.N., Inc.	40 Washington St.	Toms River	732-244-2351 x 14					\$		X	X	X

Housing Rehabilitation

Housing rehabilitation services offer discounted or free repairs aimed at making improvements for the safety and habitability of homes occupied by persons unable to do so themselves. These repairs include replacing leaky roofs, improving handicap accessibility, replacing hot water heaters, and repairing broken floors, among others repairs.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Affordable Housing Alliance	59 Broad St.	Eatontown	732-389-2958	S	D	SS	M/I	\$	X	X	X	X
Fix-It Program	88 School House Rd.	Whiting	732-350-4120	S				\$		X		X
Hands for All - Homes for All	7 Hyers St.	Toms River	732-286-7929	S	D	SS	M/I	\$		X	X	X
Habitat for Humanity of Southern Ocean County	668 Route 9	West Creek	609-978-9984	S	D	SS	M/I	\$		X	X	
Habitat for Humanity of Northern Ocean County	1201 Route 166	Toms River	732-818-9500	S	D	SS	M/I	\$		X		
OC Board of Social Services Safe Housing	1027 Hooper Ave.	Toms River	732-349-1500	S	D	SS	M/I	\$		X		X
O.C.E.A.N., Inc.	40 Washington St.	Toms River	732-244-2351 x 14					\$		X	X	X
USDA Rural Development	1971 Jacksonville-Jobstown Rd.	Columbus	609-267-1639 x 4	S	D	SS	M/I	\$		X	X	X

Fair Housing/ Housing Discrimination

The federal government has implemented laws, policies and programs to make sure all Americans have equal access to the housing of their choice, regardless of his/her race, color, religion, sex, national origin, age, disability, and familial status. The following organizations can provide assistance and information to ensure you are afforded the opportunities provided by Fair Housing laws and the steps you can take if you think you have experienced housing discrimination.

Facility Name	City	Phone	Population Served					Assistance Type			
			Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Community Health Law Project	Toms River	732-349-6714	S	D	SS	M/I	\$		X		X
Disability Rights New Jersey	Trenton	800-922-7233	S	D	SS	M/I	\$		X		X
NJ Division of Civil Rights	Trenton	609-292-4605	S	D	SS	M/I	\$		X	X	X
Ocean County Fair Housing Officer	Toms River	732-929-2054	S	D	SS	M/I	\$		X	X	X
South Jersey Legal Services	Toms River	800-496-4570	S	D	SS	M/I	\$		X		X
US Department of Housing & Urban Development (HUD), NJ	Newark	973-622-7900	S	D			\$		X	X	X

Tenant-Landlord Assistance & Disputes

*The following agencies can provide legal information and advice about the tenant-landlord relationship, or legal assistance in the court mediation of a tenant-landlord dispute that has not been settled otherwise. *Provides information and referrals about financial assistance programs.*

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assist	Advocacy
Community Health Law Project	44 Washington St.	Toms River	732-349-6714	S	D	SS	M/I	\$		X		X
OC Board of Social Services *	1027 Hooper Ave.	Toms River	732-349-1500	S	D	SS	M/I	\$		X	X	X
Legal Services of NJ	100 Metroplex	Edison	732-572-9100	S	D	SS	M/I	\$		X	X	X
South Jersey Legal Services	599 Route 37 West	Toms River	800-496-4570	S	D	SS	M/I	\$		X	X	X

Utilities Assistance

Utilities assistance programs are designed to prevent homelessness and maintain habitable homes by offering limited financial support for utility costs to low to moderate income individuals and families who are at risk of having the basic utilities shut off because of financial hardship. Many programs are limited to once per year.

Facility Name	Address	City	Phone	Population Served					Assistance Type				
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy	
Energy Efficiency & Renewable Energy Clearinghouse			800-363-3732					\$				X	
Home, Heat & Hope - Emergency Services Div., Catholic Charities			732-363-5322	S			M/I	\$				X	X
Human Concerns - St. Francis Center	4700 Long Beach	LBI	609-494-8861	S	D	SS	M/I	\$				X	X
Lifeline Utility Assistance Program	P.O. Box 714	Trenton	800-792-9745	S	D	SS	M/I	\$				X	X
New Jersey Shares, Inc.			866-657-4273					\$				X	
NJ Weatherization and Home Energy Assistance Program			800-510-3102					\$				X	
Ocean County Board of Social Services	1027 Hooper Ave.	Toms River	732-349-1500	S	D	SS	M/I	\$		X		X	X
Ocean County Energy Council			732-929-2076	S			M/I	\$				X	
O.C.E.A.N., Inc.	22 Hyers St.	Toms River	732-244-9041					\$		X		X	X
Winter Termination Program	Board of Public Utilities		800-624-0241					\$				X	



Ocean County Board of Chosen Freeholders

John C. Bartlett, Jr.
Virginia E. Haines
John P. Kelly
Gerry P. Little
Joseph H. Vicari



Ocean County Department of Human Services

Tracy Maksel, PhD, Director Jamie Busch, PhD, Assistant Director

Rose Marie Bulbach, Coordinator

1027 Hooper Avenue
Building 2, 3rd Floor
Toms River, NJ 08754-2191
Phone: 732-506-5374

Ocean County Department of Senior Services

Jacqueline T. Rohan, Director

1027 Hooper Avenue
Building 2, 1st Floor
Toms River, NJ 08754-2191
Phone: 732-929-2091

Ocean County Board of Social Services

Linda Murtagh, Director

1027 Hooper Avenue
Building 4
Toms River, NJ 08754-2191
Phone: 732-349-1500

The Ocean County Housing Resource Guide can be obtained online at <http://www.oceandhs.org>