

2020-2021 Ocean County Housing Resource Guide



Prepared by:
Ocean County Department of Human Services

In collaboration 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 waitlist 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 purposes- are those age 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: Disability refers to a person who has a physical or mental impairment that substantially limits one or more major life activity.

SSI Recipient: Supplemental Security Income (SSI) is a Federal income supplement program funded by general tax revenues. It is designed to help individuals with age, vision, mental, or physical impairments who have little or no income by providing cash to meet basic needs for food, clothing, and shelter.

Mental Health: Individuals who are diagnosed with a mental health disorder by his/her/their medical doctor or psychiatrist may qualify for certain services. Some individuals may also qualify for disability services, depending on the severity.

Low Income: Low income is defined as at or below 50 percent of median family income. 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.

Assisted Living Residence	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Atria Stafford	1275 Route 72 West	Manahawkin	609-389-9568	S					X	X		
Bella Terra Assisted Living	2 Kathleen Dr.	Jackson	732-474-6120	S					X	X		
Brandywine Living at Reflections	1594 Route 88	Brick	732-785-3370	S					X	X		
Brandywine Living at The Gables	515 Jack Martin Blvd.	Brick	732-836-1400	S					X	X		
Brandywine Living at Toms River	1587 Old Freehold Rd.	Toms River	732-240-0043	S					X	X		
CareOne at Jackson	11 History Ln.	Jackson	732-367-6600	S					X	X		
Complete Care at Shorrock Gardens	75 Old Toms River Rd.	Toms River	732-451-1000	S					X	X		
Complete Care at The Havens	1700 Route 37	Toms River	732-341-0880	S					X	X		
Hearthstone Estates Assisted Living	77 Williams St.	Lakewood	732-363-8505	S					X	X		
Leisure Park	1400 Route 70	Lakewood	848-373-1415	S					X	X		
Magnolia Gardens	1935 Lakewood Rd.	Toms River	732-557-6500	S					X	X		
Southern Ocean Center	1361 Route 72 West	Manahawkin	609-978-0600	S					X	X		
Spring Oak of 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 Senior Living	390 North County Line Rd.	Jackson	848-221-8894	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 Lakewood Courtyard	52 Madison Ave.	Lakewood	732-905-2055	S					X	X		
The Orchards at Bartley	100 North County Line Rd.	Jackson	732-730-1700	S					X	X		
The Pines	509 Route 530	Whiting	732-849-0400	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
Complete Care at Bey Lea	1351 Old Freehold Rd.	Toms River	732-240-0090	S	D				X	X		
Leisure Park	1400 NJ-70	Lakewood	848-373-1415	S	D				X	X		
Willow Springs Rehabilitation & Healthcare Center	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 Assisted Living	2 Kathleen Dr.	Jackson	732-474-6120	S					X	X		
Complete Care at SilverWoods	1700 Route 37 West	Toms River	732-341-6630	S					X	X		
Leisure Park	1400 NJ-70	Lakewood	848-373-1415	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 Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Crestwood Manor	50 Lacey Rd.	Manchester	732-849-4900	S					X	X		
Harrogate	400 Locust St.	Lakewood	732-905-7070	S					X	X		
The Pines at Whiting	509 Route 530	Whiting	732-849-0400	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
Catholic Charities	200 Monmouth Ave.	Lakewood	732-363-5322	S	D	✓	✓	\$	X	X	X	X
Contact of Ocean and Monmouth Counties	P.O. Box 1121	Toms River	732-240-6105	S	D	✓	✓	\$				X
Family Promise of Southern Ocean County	1001 South Main St.	West Creek	609-994-3317		D	✓	✓	\$		X		X
Homes for All, Inc.	309 Hooper Ave.	Toms River	732-286-7929	S	D	✓	✓	\$		X	X	
Interfaith Hospitality Network	407 Lexington Ave.	Toms River	732-736-1550					\$	X	X		X
NJ211 (Dial 2-1-1)		New Jersey	877-652-1148	S	D	✓	✓	\$				X
NJ Housing Resource Center (HMFA)	637 South Clinton Ave.	Trenton	877-428-8844	S	D	✓	✓	\$		X		X
NJ State Rental Assistance	1510 Hooper Ave.	Toms River	732-255-0818	S	D	✓	✓	\$	X	X	X	
NJ Supportive Housing Connection (DCA)	P.O Box 800	Trenton	844-216-6988	S	D	✓	✓	\$		X		X
OC Board of Social Services (Central)	1027 Hooper Ave.	Toms River	732-349-1500	S	D	✓	✓	\$	X	X	X	X
OC Board of Social Services (Northern)	225 Fourth St.	Lakewood	732-370-8854	S	D	✓	✓	\$	X	X	X	X
OC Board of Social Services (Southern)	333 Haywood Rd.	Manahawkin	609-242-6100	S	D	✓	✓	\$	X	X	X	X
O.C.E.A.N., Inc.	40 Washington St.	Toms River	732-244-5333	S	D	✓	✓	\$	X	X	X	X
Ocean Mental Health Services PATH	687 Atlantic City Blvd.	Bayville	732-349-1977 ext. 640	S	D	✓	✓	\$	X	X	X	X
OC Office of Senior Services	1027 Hooper Ave.	Toms River	732-929-2091	S		✓		\$	X	X		X
Preferred Behavioral Health PATH	725 Airport Rd., Suite 7G	Lakewood	732-367-2665	S	D	✓	✓	\$	X	X	X	X
The Hope Center	253 Chestnut St.	Toms River	732-341-4447	S	D	✓	✓	\$	X	X		X
Village Resources	253 Chestnut St.	Toms River	732-341-2272	S	D	✓	✓	\$	X	X	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
AristaCare at Manchester	1770 Tobias Ave.	Manchester	732-657-1800	S	D	✓	✓	\$	X	X		
AristaCare at Whiting	23 Schoolhouse Rd.	Whiting	732-849-4300	S	D	✓	✓	\$	X	X		
Atlantic Coast Rehabilitation & Healthcare Center	485 River Ave.	Lakewood	732-364-7100	S	D	✓	✓	\$	X	X		
Barnegat Rehab & Nursing Center	859 West Bay Ave.	Barnegat	609-698-1400	S	D	✓	✓	\$	X	X		
Bartley Healthcare Nursing & Rehabilitation	175 Bartley Rd.	Jackson	732-333-8750	S	D	✓	✓	\$	X	X		
CareOne at Jackson	11 History Ln.	Jackson	732-367-6600	S	D	✓	✓	\$	X	X		
Children's Specialized Hospital at Toms River	94 Stevens Rd.	Toms River	888-244-5373		D	✓	✓	\$	X	X		
Community Medical Center Transitional Care Unit	99 Route 37 West	Toms River	732-557-2242	S	D	✓	✓	\$	X	X		
Complete Care at Arbors	1750 Route 37	Toms River	732-914-0090	S	D	✓	✓	\$	X	X		
Complete Care at Bey Lea	1351 Old Freehold Rd.	Toms River	732-240-0090	S	D	✓	✓	\$	X	X		
Complete Care at Green Acres	1931 Lakewood Rd.	Toms River	732-286-2323	S	D	✓	✓	\$	X	X		
Complete Care at Holiday City	4 Plaza Dr.	Toms River	732-240-0900	S	D	✓	✓	\$	X	X		
Complete Care at Laurelton	475 Jack Martin Blvd.	Brick	732-458-6600	S	D	✓	✓	\$	X	X		
Complete Care at Shorrock Gardens	75 Old Toms River Rd.	Brick	732-451-1000	S	D	✓	✓	\$	X	X		
Concord Healthcare & Rehabilitation Center	963 Route 88	Lakewood	732-367-7444	S	D	✓	✓	\$	X	X		
Crestwood Manor	50 Lacey Rd.	Whiting	732-849-4900	S	D	✓	✓	\$	X	X		
Crest Pointe Rehabilitation & Healthcare Center	1515 Hulse Rd.	Point Pleasant	732-295-9300	S	D	✓	✓	\$	X	X		

Long-Term Care / Nursing Homes (cont.)

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
Crystal Lake Nursing & Rehabilitation Center	395 Lakeside Blvd.	Bayville	732-269-0500	S	D	✓	✓	\$	X	X		
Fountain View Care Center	527 River Ave.	Lakewood	732-905-0700	S	D	✓	✓	\$	X	X		
Hackensack Meridian Health	415 Jack Martin Blvd.	Brick	732-206-8000	S	D	✓	✓	\$	X	X		
Hampton Ridge Healthcare & Rehabilitation	94 Stevens Rd.	Toms River	732-286-5005	S	D	✓	✓	\$	X	X		
Harrogate Retirement Community	400 Locust St.	Lakewood	732-905-7070	S	D	✓	✓	\$	X	X		
Leisure Chateau Care & Rehabilitation Center	962 River Ave.	Lakewood	732-370-8600	S	D	✓	✓	\$	X	X		
Leisure Park	1400 NJ-70	Lakewood	848-373-1415	S	D	✓	✓	\$	X	X		
Mystic Meadows Rehab & Nursing Center	151 9th Ave.	Little Egg Harbor	609-294-3200	S	D	✓	✓	\$	X	X		
Rose Garden Nursing and Rehabilitation Center	1579 Old Freehold Rd.	Toms River	732-505-4477	S	D	✓	✓	\$	X	X		
Seacrest Village	1001 Center St.	Little Egg Harbor	609-296-9292	S	D	✓	✓	\$	X	X		
Southern Ocean Center	1361 Route 72 West	Manahawkin	609-978-0600	S	D	✓	✓	\$	X	X		
Southern Ocean Medical Center TCU	1140 Route 72 West	Manahawkin	609-597-6011	S	D	✓	✓	\$	X	X		
Tallwoods Rehabilitation & Nursing Center	18 Butler Blvd.	Bayville	732-237-2220	S	D	✓	✓	\$	X	X		
The Pines	509 Route 530	Whiting	732-849-0400	S	D	✓	✓	\$	X	X		
Whiting Health Care Center	3000 Hilltop Rd.	Whiting	732-849-4400	S	D	✓	✓	\$	X	X		
Willow Springs	1049 Burnt Tavern Rd.	Brick	732-840-3700	S	D	✓	✓	\$	X	X		

Affordable Housing

Affordable housing is any home, rented or owned, in which costs comprise of less than 30% of the household monthly income. Developers may receive a tax credit from the government (known as the Low Income Housing Tax Credit) if they designate a certain number of their residential units as affordable housing units. These units must be occupied by families making less than 60 percent of the Area Median Income (AMI). Secondly, families who make less than 50 percent of the AMI may qualify to receive government subsidies to keep their rental costs at 30 percent of their income.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Autumm Ridge	1903 Lakewood Rd.	Toms River	732-286-7929					\$	X			
Birchwood at Waretown	101 Veterans Blvd.	Waretown	609-422-5352	S	D			\$	X			
Birchwood at Whiting	1110 Route 70	Manchester	732-936-6196	S	D			\$	X			
Chambers Bridge Residence	175 Chambersbridge Rd.	Brick	732-451-1600	S	D	✓	✓	\$	X			
Chambers Crescent	100 Chambers Crescent Ct.	Lakewood	732-994-7490					\$	X			
Cornerstone at Barnegat	9 South Main St.	Barnegat	609-607-5526	S	D			\$	X			
Cornerstone at Lacey I & II	900 Gary Smith Way	Forked River	609-242-6430					\$	X			
Cornerstone at Grassy Hollow	200 Back Rd.	Manahawkin	609-978-4499					\$	X			
Cornerstone at Seaside Heights	314 Bay Blvd.	Seaside Heights	732-793-0100	S	D			\$	X			
Cornerstone at Stafford	120 Campbell Rd.	Manahawkin	609-597-0300	S	D			\$	X			
Cornerstone at Toms River	2121 Massachusetts Ave.	Toms River	732-240-2787	S	D			\$	X			
Cornerstone at Waretown	581 Route 9	Waretown	609-693-0500	S	D			\$	X			
Dover Chase	2243 Massachusetts Ave.	Toms River	732-504-3082					\$	X			
Eagle Crest	111 Speith Way	Toms River	732-508-0080					\$	X			
Freedom Village	2215 Massachusetts Ave.	Toms River	732-994-1455					\$	X			
Heritage at Whiting	40 Lacey Rd.	Manchester	732-350-2426	S	D			\$	X			

Affordable Housing (cont.)

Affordable housing is any home, rented or owned, in which costs comprise of less than 30% of the household monthly income. Developers may receive a tax credit from the government (known as the Low Income Housing Tax Credit) if they designate a certain number of their residential units as affordable housing units. These units must be occupied by families making less than 60 percent of the Area Median Income (AMI). Secondly, families who make less than 50 percent of the AMI may qualify to receive government subsidies to keep their rental costs at 30 percent of their income.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Heritage Village	1031 Newark Ave.	Forked River	609-242-1211					\$	X			
Hopes Crossing	1 Vans Way	Toms River	732-473-1020					\$	X			
Laurel Oaks	465 N. Main St.	Barnegat	609-607-8800					\$	X			
Manchester Village	202 Manor Dr.	Manchester	732-408-9844					\$	X			
Meadow Green	2257 Massachusetts Ave.	Toms River	866-485-3895	S	D			\$	X			
Patriots Cove	575 S. Main St.	Barnegat	609-660-2305					\$	X			
Stafford Park	321 Cook Rd.	Manahawkin	609-597-3000					\$	X			
The Ponds at Jackson	100 Mallard Ct.	Jackson	732-987-9222					\$	X			
The Willows at Little Egg Harbor	180 Oak Ln.	Little Egg Harbor	609-803-2169					\$	X			
The Willows at Toms River	1000 Axl Dr. Unit 109	Toms River	732-936-6190					\$	X			
Toms River Crescent	100 Crescent Ct.	Toms River	732-901-2110					\$	X			
Westlake Mews	100 Muirfield Rd.	Jackson	732-928-3323	S	D	✓	✓	\$	X			
Willow Point at Vista Center	1 Willow Point Dr.	Jackson	732-833-4100					\$	X			
Whispering Hills Apartments	345 Hawthorne Ln.	Barnegat	609-607-8800					\$	X			
Windsor Crescent	1 Arcadia Ct.	Jackson	732-370-1500					\$	X			

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 III	Low Income	Site	Services	Financial Assistance	Advocacy
Lakewood Housing Authority	317 Sampson Ave.	Lakewood	732-364-1300	S	D	✓	✓	\$	X		X	X
Lakewood Township Residential Assistance Program	600 West Kennedy Blvd.	Lakewood	732-367-0660	S	D	✓	✓	\$	X		X	
Berkeley Township Housing Authority	44 Frederick Dr.	Bayville	732-269-2312	S	D	✓	✓	\$	X		X	
Brick Township Housing Authority	165 Chambersbridge Rd.	Brick	732-920-9400	S	D	✓	✓	\$	X		X	X
OC Board of Social Services (Rental Assistance)	1027 Hooper Ave.	Toms River	732-349-1500	S	D	✓	✓	\$	X	X	X	X
NJ Department of Community Affairs (Section 8)	1510 Hooper Ave.	Toms River	732-255-0818	S	D	✓	✓	\$	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 III	Low Income	Site	Services	Financial Assistance	Advocacy
Dover Woods Health Care Center	1001 Route 70	Toms River	732-370-4600	S	D	✓	✓	\$	X	X	X	
Ocean Housing Alliance, Inc.	605 Bay Ave.	Pt. Pleasant	732-899-2277	S	D	✓	✓	\$	X	X	X	
New Lexington Manor	121-127 7th St.	Lakewood	732-363-5672	S	D	✓	✓	\$	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 III	Low Income	Site	Services	Financial Assistance	Advocacy
Carol House	27 6th St.	Lakewood	732-904-7524	S	D	✓	✓	\$	X			
Castle Rock	100-102 Atlantic Ave.	Pt. Pleasant Beach	732-899-7711	S	D	✓	✓	\$	X			
Gladstone	318 Atlantic Ave.	Pt. Pleasant Beach	732-295-8779	S	D	✓	✓	\$	X			
Heights Central	330 Hamilton Ave.	Seaside Heights	732-506-0897	S	D	✓	✓	\$	X			
Jackson House	40 Cassville Rd.	Jackson	917-533-5761	S	D	✓	✓	\$	X			
Kingdom Discovery House	1727 Old Freehold Rd.	Toms River	732-644-7770									
Cozy Seashore House	401 New Jersey Ave.	Pt. Pleasant Beach	732-892-2269	S	D	✓	✓	\$	X			
Pushkin Memorial Home	130 Pushkin Rd.	Jackson	732-567-2259	S	D	✓	✓	\$	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 at Brick	320 Herbertsville Rd.	Brick	732-290-2273	S	D	✓			X	X		
Alcoeur Gardens at Toms River	1126 Lakewood Rd.	Toms River	732-290-2273	S	D	✓			X	X		
Bayville Manor	6 Allard Rd.	Bayville	732-269-1111	S		✓			X	X		
Keifers Quarters Senior Home	20 Central Ave.	Pt. Pleasant Beach	732-892-2271	S		✓	✓		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
Bay Ridge Apartments	200 Iger Way	Bayville	732-269-5356	S				\$	X		
Bay West Apartments	500 Iger Way	Bayville	732-269-6972	S	D			\$	X		
Berkeley Housing Authority	44 Frederick Dr.	Bayville	732-269-2312	S	D		✓	\$	X		
Brick Housing Authority	165 Chambersbridge Rd.	Brick	732-920-9400	S	D	✓	✓	\$	X		
Cedar Run I & II Apartments	240 South Main St.	West Creek	609-597-4396	S	D	✓	✓	\$	X		
Eleanor Levovitz	500 Clinton Ave.	Lakewood	732-364-2304	S	D		✓	\$	X		
Emerald Terrace Apartments	20 Barnegat Blvd.	Barnegat	609-698-2174	S	D	✓	✓	\$	X		
Harbor View Plaza	334 East Main St.	Tuckerton	609-296-3332	S	D		✓	\$	X		
Highland Plaza	91 Highland Pkwy.	Toms River	732-244-6391	S	D		✓	\$	X		
Homes Now, Inc.	2141 Route 88 East	Brick	732-295-7380								
Lakewood Housing Authority	317 Sampson Ave.	Lakewood	732-364-1300	S	D		✓	\$	X		
Lakewood Plaza I	120 Martin Luther King Dr.	Lakewood	732-364-2624	S	D		✓	\$	X		
Lakewood Plaza II	154A Martin Luther King Dr.	Lakewood	732-364-6780	S	D		✓	\$	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
Park Plaza	150 Mathistown Rd.	Little Egg Harbor	609-296-9402	S	D	✓	✓	\$	X		
Reverend Clayton Sr.	144 John St.	Lakewood	732-730-1374	S	D	✓	✓	\$	X		
Stafford by the Bay	312 East Bay Ave.	Manahawkin	609-489-0809	S	D			\$	X		
The Oaks at Toms River	923 Oak Ave.	Toms River	732-244-0991	S	D		✓	\$	X		
Winteringham Village	1040 Route 166, Bldg. #7	Toms River	732-244-4550	S	D		✓	\$	X		

INFORMATION AND ADVOCACY ASSISTANCE

Homebuyer
Assistance

Housing
Rehabilitation

Fair Housing &
Housing
Discrimination

Tenant-Landlord
Assistance &
Disputes

Utilities
Assistance

Food/Nutrition
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	600 Main St., Suite 7	Riverton	856-786-9590							X	X	X
Housing & Mortgage Finance Agency	637 S. Clinton Ave.	Trenton	609-278-7400	S						X	X	X
NJ Housing Resource Center			877-428-8844	S	D	✓	✓	\$		X		X
O.C.E.A.N., Inc.	40 Washington St.	Toms River	732-244-5333					\$		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 (housingall.org)	59 Broad St.	Eatontown	732-876-3610	S	D	✓	✓	\$	X	X	X	X
Catholic Charities Fix-It Program	200 Monmouth Ave.	Lakewood	732-363-5322 ext. 3234	S				\$		X		X
Homes for All, Inc.	309 Hooper Ave.	Toms River	732-286-7929	S	D	✓	✓	\$		X	X	X
Habitat for Humanity of Southern Ocean County	668 Main St. (Rt. 9)	West Creek	609-978-9984	S	D	✓	✓	\$		X	X	
Habitat for Humanity of Northern Ocean County	1214 Route 37 East	Toms River	732-228-7962	S	D	✓	✓	\$		X		
Ocean County BOSS Safe Housing Program	1027 Hooper Ave.	Toms River	732-349-1500	S	D	✓	✓	\$		X		X
O.C.E.A.N., Inc.	40 Washington St.	Toms River	732-244-5333					\$		X	X	X
USDA Rural Development Service Center	1971 Jacksonville Jobstown Rd.	Columbus	609-267-1639 ext. 124	S	D	✓	✓	\$		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 Ill	Low Income	Site	Services	Financial Assistance	Advocacy
Community Health Law Project	Toms River	732-349-6714	S	D	✓	✓	Ⓣ		X		X
Disability Rights New Jersey	Trenton	800-922-7233	S	D	✓	✓	Ⓣ		X		X
NJ Division of Civil Rights	Trenton	866-405-3050	S	D	✓	✓	Ⓣ		X	X	X
Ocean County Fair Housing Officer	Toms River	732-929-2054	S	D	✓	✓	Ⓣ		X	X	X
South Jersey Legal Services	Toms River	732-608-7794	S	D	✓	✓	Ⓣ		X		X
NJ Dept. of Housing & Urban Development (HUD)	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	City	Phone	Population Served					Assistance Type			
			Seniors	Disabilities	SSI/SSD	Mentally Ill	Low Income	Site	Services	Financial Assist	Advocacy
Community Health Law Project	250 Washington St., Suite 5	Toms River 732-349-6714	S	D	✓	✓	Ⓣ		X		X
OC Board of Social Services	1027 Hooper Ave.	Toms River 732-349-1500	S	D	✓	✓	Ⓣ		X	X	X
South Jersey Legal Services	215 Main St.	Toms River 732-608-7794	S	D	✓	✓	Ⓣ		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
Home, Heat & Hope (Catholic Charities)	200 Monmouth Ave.	Lakewood	732-363-5322	S			✓	\$			X	X
Human Concerns Program (St. Francis Center)	4700 Long Beach Blvd.	LBI	609-494-8861	S	✓	✓	✓	\$			X	X
Lifeline Utility Assistance Program	P.O. Box 715	Trenton	800-792-9745	S	✓	✓	✓	\$			X	X
New Jersey Shares, Inc.	1901 North Olden Ave. Extension, Suite 40	Ewing	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	✓	✓	✓	\$		X	X	X
Ocean County Energy Council Weatherization for Seniors			732-929-2076	S			✓	\$			X	
O.C.E.A.N., Inc.	40 Washington St.	Toms River	732-244-9041					\$		X	X	X
Winter Termination Program	Board of Public Utilities		800-624-0241					\$			X	

Food & Nutrition Assistance

Food assistance programs are designed to help individuals get food in case of an emergency, apply for food stamps and utilize free or low-cost food programs available for infants, children and seniors. For a complete and updated list of food pantries available in Ocean County, please visit <https://fulfillnj.org/get-help/locate-a-pantry/>.

Facility Name	Address	City	Phone	Population Served					Assistance Type			
				Seniors	Disabilities	SSI/SSD	Mentally III	Low Income	Site	Services	Financial Assistance	Advocacy
Fulfill of Monmouth & Ocean Counties	3300 Route 66	Neptune	732-918-2600	S	D	✓	✓	\$	X	X		X
The B.E.A.T Center	1769 Hooper Ave.	Toms River	732-731-1400	S	D	✓	✓	\$	X	X		X
USDA National Hunger Hotline			866-348-6479	S	D	✓	✓	\$	X	X		X
NJ Supplemental Nutrition Assistance Program (SNAP)	222 South Warren St.	Trenton	800-687-9512	S	D	✓	✓	\$	X	X	X	X
Ocean County Health Department {Women, Infant & Children Program (WIC)}	175 Sunset Ave.	Toms River	732-341-9700	S	D	✓	✓	\$	X	X	X	X
Ocean County Board of Social Services	1027 Hooper Ave.	Toms River	732-349-1500	S	D	✓	✓	\$	X	X		X
Seeds of Service	725 Mantoloking Rd.	Brick	732-746-3456	S	D	✓	✓	\$	X	X		X
Catholic Charities Food Pantry	200 Monmouth Ave.	Lakewood	732-363-5322	S	D	✓	✓	\$	X	X		X
Salvation Army	1738 Route 37	Toms River	732-270-8393	S	D	✓	✓	\$	X	X		X
Greater Tuckerton Food Pantry	148 North Green St. (Route 539)	Tuckerton	609-294-4777	S	D	✓	✓	\$	X	X		X



Ocean County Board of Chosen Freeholders

Virginia E. Haines
John P. Kelly
Gerry P. Little
Gary Quinn
Joseph H. Vicari



Ocean County Department of Human Services

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

*Rose Marie Bulbach, Coordinator
Katie Schworn, Support Staff*

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

Ocean County Department of Senior Services

Maria LaFace, 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, 1st Floor
Toms River, NJ 08754-2191
Phone: 732-349-1500

For hard copies of this guide or questions regarding housing and/or assistance please e-mail Katie Schworn at kschworn@co.ocean.nj.us.
The Ocean County Housing Resource Guide is also available online at <http://www.oceandhs.org>.