

# 2025-2026 Ocean County Housing & Resource Directory



**Prepared by:**  
Ocean County Department of Human Services

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



Revised 03/25

## Immediate Assistance

*This section is intended to provide individuals who may be homeless with a guide for immediate assistance and resources in Ocean County. Assistance is based on availability and eligibility. Placement in housing or a program is not guaranteed. It is always helpful to contact as many resources as possible to increase the chances of obtaining the assistance best suited for each specific individual. **Funding availability to assist with rent, mortgage, utilities or motel placement is not guaranteed by any agency.***

Agency Name	Address	City	Phone	Type of Service
Affordable Housing Alliance	3535 Route 66, Parkway 100, Bldg. 4	Neptune	732-389-2958	Homelessness prevention and housing assistance
Catholic Charities	725 Mantoloking Rd.	Brick	732-363-5322	Housing, utilities, food and clothing assistance
Community Affairs and Resource Center	215 Madison Ave.	Lakewood	732-961-3760	Homelessness prevention & rapid re-housing
Just Believe, Inc.	200 Corporate Circle, FL 2	Toms River	732-279-6157	Motel funding and housing assistance
NJ-211			2-1-1	State homeless hotline for resources and after-hours placement
Ocean Christian Community Church	405 Washington St.	Toms River	732-240-5998	Food pantry
Ocean County Board of Social Services	1027 Hooper Ave., Bldg. 3	Toms River	732-349-1500	Emergency housing and public assistance
Salvation Army	1738 NJ-37	Toms River	732-270-8393	Food and clothing
Seeds of Service	725 Mantaloking Rd.	Brick	732-746-3456	Food and clothing
Solutions to End Poverty Soon (STEPS)	14 Clifton Ave. S.	Lakewood	732-367-1640	Homelessness and utilities assistance
St. Junipero Serra Parish	50 E St.	Seaside Park	732-793-0041	Food, utilities and rental assistance
St. Francis Community Center	4700 Long Beach Blvd.	Long Beach Twp.	609-494-8861	Counseling, food, housing and utilities assistance
St. Pius X Catholic Church	300 Lacey Rd.	Forked River	609-693-5107	Food pantry
St. Stephen's Episcopal Church	367 U.S. 9	Waretown	609-312-7041	Food pantry
Toms River Community Church	720 Robbins St.	Toms River	732-240-9550	Food and clothing
Toms River Housing and Homeless Coalition	405 Washington St.	Toms River	848-223-7284	Connection to homelessness resources and other services
The Hope Center	253 Chestnut St.	Toms River	732-341-4447	Motel funding, food, and clothing
Shelter Name	Address	City	Phone	Type of Shelter
Atlantic City Rescue Mission	2009 Bacharach Blvd.	Atlantic City	609-345-5517	Emergency
Covenant House	330 Washington St.	Newark	973-621-8705	Emergency
Covenant House	929 Atlantic Avenue	Atlantic City	609-348-4070	Emergency
Market Street Mission	701 Memorial Dr., Suite 1	Asbury Park	732-988-0242	Emergency (Men only)

## Assisted Living Residences

*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.*

Facility Name	Address	City	Phone	Level of Care						
				Independent Living	Assisted Living	Short-Term Care	Long-Term Care	Memory Care	Rehabilitative Care	Respite Care
Alcoeur Gardens	1126 Lakewood Rd.	Toms River	732-290-2273		✓		✓	✓		✓
Artis Senior Living of Brick	466 Jack Martin Blvd.	Brick	732-592-5289		✓		✓	✓		✓
Bartley Healthcare Inc.	175 Bartley Rd.	Jackson	732-370-4700		✓		✓	✓		
Bella Terra by Monarch	2 Kathleen Dr.	Jackson	732-612-0172	✓	✓		✓	✓		
Brandywine Living at Reflections	1594 Route 88	Brick	732-838-6867	✓	✓		✓	✓		✓
Brandywine Living at The Gables	515 Jack Martin Blvd.	Brick	732-836-1400	✓	✓		✓	✓		✓
Brandywine Living at Toms River	1587 Old Freehold Rd.	Toms River	848-251-0857	✓	✓		✓	✓		✓
Complete Care at Arbors Haven	1750 NJ-37	Toms River	732-914-0090		✓		✓			
Harmony Village at CareOne Jackson	11 History Ln.	Jackson	732-367-6600		✓		✓	✓		
Leisure Park	1400 Route 70	Lakewood	732-370-0444	✓	✓	✓	✓	✓	✓	✓
Magnolia Gardens	1935 Lakewood Rd.	Toms River	732-557-6500		✓		✓	✓		✓
Mira Vie at Brick	458 Jack Martin Blvd.	Brick	732-206-9800		✓		✓	✓		✓
Mira Vie at Toms River	1657 Silverton Rd.	Toms River	848-266-6189		✓		✓	✓		✓
Pines Village	509 Route 530	Whiting	848-274-3204	✓						
Serenity Gardens at Brick	320 Herbertsville Rd.	Brick	732-991-5542		✓		✓	✓		✓
Southern Ocean Center	1361 Route 72 West	Manahawkin	609-978-0600			✓	✓		✓	
Spring Oak of Forked River	601 North Main St.	Lanoka Harbor	609-242-2661		✓		✓	✓		
Spring Oak of Toms River	2145 Whitesville Rd.	Toms River	732-905-9222	✓	✓		✓	✓		
Sunrise of Jackson	390 North County Line Rd.	Jackson	848-986-2410	✓	✓	✓	✓	✓	✓	✓
The Lakewood Courtyard	52 Madison Ave. #1	Lakewood	732-905-2055		✓		✓			
The Residence at Stafford	1275 Route 72 West	Manahawkin	609-622-4450		✓	✓	✓	✓		✓
The Terraces at Seacrest Village	281 Mathistown Rd.	Little Egg Harbor	609-798-0362		✓	✓	✓	✓	✓	

## Nursing Centers & Rehabilitation Facilities

*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.*

Facility Name	Address	City	Phone	Level of Care						
				Independent Living	Assisted Living	Short-Term Care	Long-Term Care	Memory Care	Rehabilitative Care	Respite Care
AristaCare at Manchester	1770 Tobias Ave.	Manchester	732-657-1800				✓	✓	✓	
AristaCare at Whiting	23 Schoolhouse Rd.	Whiting	732-849-4300				✓	✓	✓	
Atlantic Coast Rehabilitation & Healthcare Center	485 River Ave.	Lakewood	732-364-7100				✓		✓	
Barnegat Rehab & Nursing Center	859 West Bay Ave.	Barnegat	609-698-1400			✓	✓		✓	
Bartley Healthcare, Inc.	175 Bartley Rd.	Jackson	732-370-4700		✓		✓	✓	✓	✓
Complete Care at Arbors	1750 Route 37	Toms River	732-914-0090			✓	✓		✓	
Complete Care at Bey Lea	1351 Old Freehold Rd.	Toms River	732-240-0090		✓	✓	✓		✓	
Complete Care at Brick	415 Jack Martin Blvd.	Brick	732-206-8000			✓	✓		✓	✓
Complete Care at Green Acres	1931 Lakewood Rd.	Toms River	732-286-2323			✓	✓		✓	
Complete Care at Holiday City	4 Plaza Dr.	Toms River	732-240-0900			✓	✓		✓	
Complete Care at Laurelton	475 Jack Martin Blvd.	Brick	732-458-6600			✓	✓		✓	
Complete Care at Shorrock Gardens	75 Old Toms River Rd.	Brick	732-451-1000			✓	✓		✓	
Complete Care at Whiting	3000 Hilltop Rd.	Whiting	732-849-4400				✓		✓	✓
Concord Healthcare & Rehabilitation Center	963 Ocean Ave. (Route 88)	Lakewood	732-367-7444				✓		✓	
Crest Pointe Rehabilitation & Healthcare Center	1515 Hulse Rd.	Point Pleasant	732-295-9300				✓		✓	✓
Crestwood Manor	50 Lacey Rd.	Whiting	732-276-4969	✓					✓	
Crystal Lake Nursing & Rehabilitation Center	395 Lakeside Blvd.	Bayville	732-269-0500			✓	✓		✓	
FountainView Care Center	527 River Ave.	Lakewood	732-905-0700				✓		✓	

## Nursing Centers & Rehabilitation Facilities (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.*


Facility Name	Address	City	Phone	Level of Care						
				Independent Living	Assisted Living	Short-Term Care	Long-Term Care	Memory Care	Rehabilitative Care	Respite Care
Hampton Ridge Healthcare & Rehabilitation	94 Stevens Rd.	Toms River	732-286-5005				✓		✓	
Harrogate	400 Locust St.	Lakewood	732-385-5617	✓					✓	✓
Leisure Chateau Care & Rehabilitation Center	962 River Ave.	Lakewood	732-370-8600			✓	✓		✓	
Leisure Park	1400 NJ-70	Lakewood	732-370-0444	✓	✓			✓		
Mystic Meadows Rehab & Nursing Center	151 9th Ave.	Little Egg Harbor	609-294-3200				✓	✓	✓	✓
Rose Garden Nursing & Rehabilitation Center	1579 Old Freehold Rd.	Toms River	732-505-4477				✓		✓	
Shore Gardens Rehabilitation & Nursing Center	231 Warner St.	Toms River	732-942-0800			✓	✓		✓	
Southern Ocean Center	1361 Rt. 72 West	Manahawkin	609-978-0600			✓	✓		✓	✓
Tallwoods Rehabilitation & Nursing Center	18 Butler Blvd.	Bayville	732-237-2220				✓	✓	✓	
The Bay at Manahawkin	1211 Rt. 72 West	Stafford Township	609-597-8500		✓			✓	✓	
The Terraces at Seacrest Village	281 Mathistown Rd.	Little Egg Harbor	609-798-0362				✓		✓	✓
Willow Springs Rehabilitation & Healthcare Center	1049 Burnt Tavern Rd.	Brick	732-840-3700				✓		✓	✓

## 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 households making less than 60 percent of the Area Median Income (AMI). Secondly, households 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	Features
Birchwood at Waretown	101 Veterans Blvd.	Waretown	609-607-6560	  
Birchwood at Whiting	1110 Route 70	Manchester	732-936-6196	  
Chambers Bridge Residence ★★	175 Chambers Bridge Rd.	Brick	732-451-1600	  
Cornerstone at Barnegat	9 South Main St.	Barnegat	609-607-5526	  
Cornerstone at Lacey I, II & III	900 Gary Smith Way	Forked River	609-242-6430	 
Cornerstone at Grassy Hollow I & II	200 Back Rd.	Manahawkin	609-978-4499	 
Cornerstone at Seaside Heights	314 Bay Blvd.	Seaside Heights	732-793-0100	  
Cornerstone at Stafford	120 Campbell Blvd.	Manahawkin	609-597-0300	  
Cornerstone at Toms River	2121 Massachusetts Ave.	Toms River	732-240-2787	  
Cornerstone at Waretown	581 Route 9	Waretown	609-693-0500	 
Eagle Crest	111 Speith Way	Toms River	844-431-9928	 
Freedom Village	600 Parents Blvd.	Toms River	732-994-1455	 
Heritage at Whiting	40 Lacey Rd.	Manchester	732-350-2426	  

★★ SSI/SSD if under 55

 Some Pets OK

 No Pets

 Accessibility Options


 Age-restricted, 55+ only

## 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 households making less than 60 percent of the Area Median Income (AMI). Secondly, households 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	Features
Heritage Village at Seabreeze	1031 Newark Ave.	Forked River	609-242-1211	  
Hopes Crossing	1 Vans Way	Toms River	732-719-2092	 
Laurel Oaks	465 N. Main St.	Barneгат	609-607-8800	 
Macedonia★★	144 John St.	Lakewood	732-730-1374	  
Manchester Village	202 Manor Dr.	Manchester	732-408-9844	 
Stafford Park	321 Cook Rd.	Manahawkin	609-597-3000	 
The Ponds at Jackson	100 Mallard Ct.	Jackson	732-987-9222	 
The Willows at Little Egg Harbor	190 Oak Ln.	Little Egg Harbor	609-803-2169	 
The Willows at Toms River	1000 Axl Dr.	Toms River	732-936-6190	 
Toms River Crescent	100 Crescent Ct.	Toms River	732-901-2110	 
West Lake Mews★★	100 Muirfield Rd.	Jackson	732-928-3323	  
Whispering Hills Apartments	345 Hawthorne Ln.	Barneгат	609-607-8800	 
Willow Point at Vista Center	1 Willow Point Dr.	Jackson	732-833-4100	 
Windsor Crescent	45 Solar Ave.	Jackson	732-370-1500	 

★★ SSI/SSD if under 55

 Some Pets OK

 No Pets

 Accessibility Options

 Age-restricted, 55+ only

















































Applications for additional Affordable Housing rentals and sale properties in Ocean County may be obtained by contacting the following administrative agents.

Agency Name	Website	Phone Number
Community Grants, Planning, and Housing (CPG&H)	<a href="http://www.cgph.net">www.cgph.net</a>	609-664-2769
Piazza & Associates	<a href="https://www.piazzanj.com/affordable-housing/">https://www.piazzanj.com/affordable-housing/</a>	609-786-1100
Triad Associates	<a href="http://www.triadhousingprograms.com">www.triadhousingprograms.com</a>	856-690-5749



## Subsidized & Low Income 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. 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	Features
Bay Ridge Apartments	200 Iger Way	Bayville	732-269-5356	  
Bay West Apartments★	500 Iger Way	Bayville	732-269-6972	  
Berkeley Township Housing Authority	44 Frederick Dr.	Bayville	732-269-2312	 
Brick Housing Authority★	165 Chambers Bridge Rd.	Brick	732-920-9400	  
Cedar Run I & II Apartments★★	240 South Main St.	West Creek	609-597-4396	  
Chambers Crescent	250 Clover St.	Lakewood	732-994-7490	 
Eleanor Levowitz	500 Clinton Ave.	Lakewood	800-755-1458	  
Emerald Terrace★	20 Barnegat Blvd.	Barnegat	609-698-2174	  
Harbor View Plaza★★★	334 E Main St.	Tuckerton	609-296-3332	 
Highland Plaza★	91 Highland Pkwy.	Toms River	732-244-6391	  
Lakewood Housing Authority (Families)	317 Sampson Ave.	Lakewood	732-364-1300	
Lakewood Plaza I (Families)	120 Martin Luther King Dr.	Lakewood	732-364-2625	 
Lakewood Plaza II (Families)	154A Martin Luther King Dr.	Lakewood	732-364-6780	 
Department of Community Affairs - Section 8	1510 Hooper Ave., 1st Floor	Toms River	732-255-0818	
Manchester Pines	3204 Hilltop Rd.	Manchester	732-350-1300	  
Park Plaza★	150 Mathistown Rd.	Tuckerton	609-786-7305	  
Stafford by the Bay	312 E. Bay Ave.	Barnegat	609-489-0809	  
The Oaks at Toms River	923 Oak Ave.	Toms River	732-244-0991	  
The Willows at Harbor House	320 Radio Rd.	Little Egg Harbor	609-294-0439	  
Winteringham Village (Families)	1040 Rt. 166, Bldg. #7	Toms River	732-335-6438	 


★ SSI/SSD if under 62


★★ SSI/SSD if under 55

★★★ 55+ only

 Some Pets OK

 No Pets

 Accessibility Options

 Age-restricted, 62+ only



## **Rental Assistance / Section 8**

*The Section 8 Housing Voucher Program assists in making safe and quality housing in the private rental market affordable to low, and very low-income households by reducing housing costs through direct rent subsidy payments to landlords. The program is funded by the U.S. Department of Housing and Urban Development. The statewide program is available to residents of all New Jersey counties. Section 8 Existing Housing programs are administered throughout the State by a number of municipal and county authorities.*

Agency Name	Address	City	Phone	Website
Berkeley Township Housing Authority	44 Fredrick Dr.	Bayville	732-269-2312	<a href="https://berkeleytwphousing.org/">https://berkeleytwphousing.org/</a>
Brick Township Housing Authority	165 Chambers Bridge Rd.	Brick	732-920-9400	<a href="http://www.brickha.org/">http://www.brickha.org/</a>
Lakewood Housing Authority	317 Sampson Ave.	Lakewood	732-364-1300	<a href="http://www.lakewoodha.org/">http://www.lakewoodha.org/</a>
Lakewood Township Residential Assistance Program	600 West Kennedy Blvd.	Lakewood	732-367-0660	<a href="http://ltrap.org/">http://ltrap.org/</a>
NJ Department of Community Affairs (Section 8)	1510 Hooper Ave., 1st Floor	Toms River	732-255-0818	<a href="https://www.nj.gov/dca/vouchers.html">https://www.nj.gov/dca/vouchers.html</a>
OC Board of Social Services (Rental Assistance)	1027 Hooper Ave.	Toms River	732-349-1500	<a href="https://www.co.ocean.nj.us/OC/SocialServices/">https://www.co.ocean.nj.us/OC/SocialServices/</a>

## **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. These facilities are licensed, regulated and inspected by the New Jersey Department of Community Affairs.*

Facility Name	Address	City	Phone	Website
Ocean Housing Alliance, Inc.	605 Bay Ave.	Pt. Pleasant Beach	732-899-2277	<a href="https://www.oceanhousingalliance.com/">https://www.oceanhousingalliance.com/</a>

## Comprehensive Personal Care Homes

*Comprehensive Personal Care Homes (CPCH) facilities licensed by the New Jersey Department of Health to provide room and board and to assure that assisted living services are available when needed, to four or more adults unrelated to the proprietor. Units are often double occupancy and have a shared bathroom. Residential units in comprehensive personal care homes house no more than two residents and have a lockable door on the unit entrance. Assisted living services are defined as a coordinated array of supportive personal and health services, available 24 hours per day, to residents who have been assessed to need these services, including residents who require formal long-term care (nursing home care).*

Facility Name	Address	City	Phone	Level of Care						
				Independent Living	Assisted Living	Short-Term Care	Long-Term Care	Memory Care	Rehabilitative Care	Respite Care
Complete Care at Bey Lea	1351 Old Freehold Rd.	Toms River	732-240-0090		✓	✓	✓		✓	
Leisure Park	1400 NJ-70	Lakewood	732-370-0444	✓	✓		✓	✓		

## Congregate Apartments

*Congregate apartment housing is specially designed multi-unit housing for independent to semi-independent people, and includes community social and dining facilities. Individual living units include, at minimum, a living room/bedroom, bathroom, and kitchenette. Developments offer at least one hot meal per day and some housekeeping services. Transportation and personal assistance services may also be available. Service fees may be included in the rent or billed separately.*

Facility Name	Address	City	Phone	Level of Care						
				Independent Living	Assisted Living	Short-Term Care	Long-Term Care	Memory Care	Rehabilitative Care	Respite Care
Bella Terra Assisted Living by Monarch	2 Kathleen Dr.	Jackson	732-612-0172	✓	✓		✓	✓		
Complete Care at SilverWoods	1700 Route 37 West	Toms River	732-341-6630		✓		✓			
Leisure Park	1400 NJ-70	Lakewood	732-370-0444	✓	✓		✓	✓		
Spring Oak of Toms River	2145 Whitesville Rd.	Toms River	732-905-9222	✓	✓		✓	✓		

## **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.*

Facility Name	Address	City	Phone
Crestwood Manor	50 Lacey Rd.	Manchester	732-276-4969
Harrogate	400 Locust St.	Lakewood	732-385-5617
Pines Village	509 Route 530	Whiting	848-274-3204

## **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
Carol House	27 6th St.	Lakewood	732-904-7524
Gladstone	318 Atlantic Ave.	Pt. Pleasant Beach	732-295-8779
Heights Central	330 Hamilton Ave.	Seaside Heights	732-506-0897
Jackson House	40 Cassville Rd.	Jackson	732-210-2358
Cozy Seashore House	401 New Jersey Ave.	Pt. Pleasant Beach	732-892-2269

## **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
Keifers Quarters Senior Home	20 Central Ave.	Pt. Pleasant Beach	732-892-2271

## 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.*

Agency Name	Address	City	Phone	Type of Service
Affordable Housing Alliance	3535 Route 66, Parkway 100, Bldg. 4	Neptune	732-389-2958	Rental/housing assistance, first-time home ownership workshops and counseling, foreclosure and utility assistance
Contact of Ocean and Monmouth Counties	P.O. Box 1121	Toms River	732-240-6105	Free, confidential crisis intervention, information on available resources and referral to community services
Family Promise of Southern Ocean County	1001 South Main St.	West Creek	609-994-3317	Homelessness prevention and housing assistance
Homes for All, Inc.	680 Hooper Ave.	Toms River	732-286-7929	Housing assistance
Interfaith Family Services	407 Lexington Ave.	Toms River	732-736-1550	Shelter, meals and assistance to homeless families with minor children and pregnant women
NJ211 (Dial 2-1-1)		New Jersey	877-652-1148	State homeless hotline
NJ Department of Community Affairs	1510 Hooper Ave.	Toms River	732-255-0818	Rental assistance to low income families, elderly and individuals with disabilities when funds are available
NJ Housing Resource Center (HMFA)	637 South Clinton Ave.	Trenton	877-428-8844	Free registry of affordable and accessible housing units throughout New Jersey
NJ Supportive Housing Connection (DCA)	P.O Box 053	Trenton	844-216-6988	Landlord outreach, rental/housing assistance, unit referrals and inspections
OC Board of Social Services (Central)	1027 Hooper Ave.	Toms River	732-349-1500	The Ocean County Board of Social Services provides eligible county residents with income assistance programs, Medicaid programs and social/support programs.
OC Board of Social Services (Northern)	225 Fourth St.	Lakewood	732-370-8854	
OC Board of Social Services (Southern)	333 Haywood Rd.	Manahawkin	609-242-6100	
O.C.E.A.N., Inc.	40 Washington St.	Toms River	732-244-5333	Agency programs include Home Energy Assistance, Housing, First Time Homebuyers program and intensive case management. All programs are based on available funding.
Toms River Housing and Homeless Coalition	405 Washington St.	Toms River	848-223-7284	Connection to homelessness resources and other services

## 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 the U.S. Department of Housing & Urban Development (HUD) website at [www.hud.gov/states/new\\_jersey/homeownership](http://www.hud.gov/states/new_jersey/homeownership) or the Ocean County Department of Planning website at [www.planning.co.ocean.nj.us](http://www.planning.co.ocean.nj.us) for more information and specific eligibility requirements. These programs serve all populations.

Agency Name	Address	City	Phone	Type of Service
Affordable Housing Alliance	3535 Rt. 66, Pkwy 100, Bldg. 4	Neptune Township	732-389-2958	Assists first-time homebuyers to determine mortgage readiness and to understand the home buying process.
Housing & Mortgage Finance Agency	637 S. Clinton Ave.	Trenton	609-278-7400	Offers a variety of programs to help prospective homebuyers purchase a home.
NJ Housing Resource Center	<a href="http://www.nj.gov/njhrc">www.nj.gov/njhrc</a>		877-428-8844	Offers an online searchable registry of affordable and accessible housing units throughout NJ.
O.C.E.A.N., Inc.	40 Washington St.	Toms River	732-244-5333 ext. 1110	Administers the Ocean County First Time Homebuyer program for low to moderate income households.

## 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 other repairs.

Agency Name	Address	City	Phone	Type of Service
Catholic Charities Fix-It Program*	725 Mantoloking Rd.	Brick	732-363-5322 ext. 3234	Provides minor home repairs for seniors living independently in Ocean County.
Hands for All Program	680 Hooper Ave.	Toms River	732-286-7929	Offers emergency home repairs for low to moderate income households.
Habitat for Humanity of Southern Ocean County	668 Main St. (Rt. 9)	West Creek	609-978-9984	Programs to construct, rehabilitate and preserve homes as well as advocating for fair and just housing policies and provides training and access to resources to help families improve their shelter conditions.
Habitat for Humanity of Northern Ocean County	1214 Route 37 East	Toms River	732-818-9500	Offers a variety of home repair programs to help low-income homeowners in northern Ocean County restore and maintain their homes.
Starve Poverty International	99 Rt. 72	Barneget	609-249-5392	Offers home repairs and improvements to people who could not otherwise afford, including emergency, rehabilitative, and household development support.
Safe Housing & Transportation Program*	1027 Hooper Ave.	Toms River	732-349-1500	Provides home repairs to seniors by removing conditions detrimental to health and safety.
O.C.E.A.N Inc. Home Construction Program	40 Washington St.	Toms River	732-730-1374 ext. 1202	Assists low to moderate income families with home construction.

\*This program serves seniors 60 years & older ONLY.

## **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.*

Agency Name	Address	City	Phone	Type of Service
Community Health Law Project	250 Washington St., Suite 5	Toms River	732-349-6714	Provides legal representation and advocacy to low-income individuals with disabilities throughout the state
Disability Rights New Jersey	210 S Broad St., 3rd Floor	Trenton	800-922-7233	Advocates for the human, civil and legal rights of individuals with disabilities in NJ
NJ Division of Civil Rights	140 East Front St., 6th Floor	Trenton	833-653-2748	State agency charged with enforcing NJ's civil rights laws
NJ Dept. of Housing & Urban Development (HUD)	One Newark Center, 1085 Raymond Blvd., 13th Floor	Newark	973-776-7200	HUD handles complaints about housing discrimination, bad landlords in federal housing and many other issues
Ocean County Fair Housing Officer	129 Hooper Ave.	Toms River	732-929-2054	Investigates initial allegations of housing discrimination and provides housing referral services
South Jersey Legal Services	215 Main St.	Toms River	732-608-7794	Provides legal representation and advocacy to low-income individuals

## **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. These agencies serve all populations.*

Agency Name	Address	City	Phone	Type of Service
Community Health Law Project	250 Washington St., Suite 5	Toms River	732-349-6714	Provides legal representation and advocacy to low-income individuals with disabilities throughout the state
Ocean County Board of Social Services	1027 Hooper Ave.	Toms River	732-349-1500	Provides eligible county residents with a variety of social/support programs
South Jersey Legal Services	215 Main St.	Toms River	732-608-7794	Provides legal representation and advocacy to low-income individuals

## Utilities Assistance

*If you are having trouble affording your utility bills, New Jersey offers a diverse portfolio of utility assistance and energy efficiency programs for low- and moderate-income households. Programs may provide financial assistance or efficiency measures and energy education services to help individuals reduce the costs of their monthly bill. We also suggest contacting your utility company directly to ask about any programs they offer to assist with utility bills.*

Agency Name	Address	City	Phone	Type of Service
NJ 211	<a href="http://www.nj211.org/initiative/home-energy-assistance-hotline">www.nj211.org/initiative/home-energy-assistance-hotline</a>	<a href="mailto:utilityhelp@nj211.org">utilityhelp@nj211.org</a>	2-1-1	Home Energy Assistance (HEA) Hotline. The HEA Program is a federally funded program created to help low-income residents with heating and medically necessary cooling bills.
<b>Note: NJ 211 is NJ's first call for help and can provide callers with education about available programs, check eligibility, provide application information and check benefit status. NJ 211 can also refer to other utility assistance programs for callers who are not eligible for the federally funded Low Income Home Energy Assistance Program (LIHEAP) or Universal Service Fund (USF). All federal programs are applied for with one application.</b>				
New Jersey SHARES, Inc.	<a href="http://www.sharesnation.org/programs">www.sharesnation.org/programs</a>		866-657-4273	Assists income eligible households with paying energy, telephone and water bills through a number of programs.
O.C.E.A.N., Inc.	1256 Indian Head Rd., Suite 32 <a href="mailto:oceanhea@oceaninc.org">oceanhea@oceaninc.org</a>	Toms River	732-244-9041	O.C.E.A.N., Inc is the local community action partnership agency that can assist clients with applying for the LIHEAP, USF, and Weatherization federally funded programs.
Community Affairs & Resource Center	<a href="mailto:energyassistance@carcnj.org">energyassistance@carcnj.org</a>		732-774-3282	The Energy Assistance Department at CARC assists clients with applying for the LIHEAP, USF, and various energy assistance programs with NJ Shares.
Affordable Housing Alliance	<a href="mailto:utilityinfo@housingall.org">utilityinfo@housingall.org</a>		732-389-2958 Press 2	AHA's Utility Assistance department assists eligible renters and homeowners with applying for the LIHEAP, USF, and Weatherization federally funded programs.
Lifeline Program	<a href="http://lifelinesupport.org/get-started">lifelinesupport.org/get-started</a>		800-234-9473	Federal program that provides eligible consumers with a monthly discount for phone and internet service. Consumers must apply and sign up with a participating phone or internet company.



## Utilities Assistance (cont.)

*If you are having trouble affording your utility bills, New Jersey offers a diverse portfolio of utility assistance and energy efficiency programs for low- and moderate-income households. Programs may provide financial assistance or efficiency measures and energy education services to help individuals reduce the costs of their monthly bill. We also suggest contacting your utility company directly to ask about any programs they offer to assist with utility bills.*

Agency Name	Address	City	Phone	Type of Service
Ocean County Board of Social Services	1027 Hooper Ave.	Toms River	732-349-1500	Offers emergency assistance with utility arrears to prevent homelessness for WFNJ/TANF/GA and SSI recipients.
Catholic Charities Housing Services	725 Mantoloking Rd.	Brick	732-363-5322	Provides assistance to eligible residents with utility arrears when funding is available.
Family Promise of the Jersey Shore	1001 South Main St.	West Creek	609-994-3317	Provides individuals or families facing short-term emergencies with utility assistance who are not recipients of TANF, GA, or SSI.
St. Francis Human Concerns Program	4700 Long Beach Blvd.	LBI	609-494-8861	Provides assistance to eligible residents with utility arrears when funding is available.
Lifeline Utility Assistance Program	P.O. Box 715	Trenton	800-792-9745	Offers annual benefit to older adults and individuals with disabilities in NJ who meet the PAAD, MAA, MAO, NJ Care requirements or receive SSI.
NJ Comfort Partners	www.njcleanenergy.com/CP		866-378-4345	Comfort Partners, the NJ Board of Public Utilities and your electric and natural gas utilities partner with you to reduce your energy use. This is not a financial assistance program.
Ocean County Department of Consumer Affairs	1027 Hooper Ave.	Toms River	732-929-2105	The Energy Council is responsible for receiving complaints relative to New Jersey Natural Gas, Jersey Central Power and Light, Atlantic City Electric, Modern Gas Service, Hess Corp Energy Service and Public Service Electric & Gas Co.

## 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/>.*

Agency Name	Address	City	Phone	Type of Service
Fulfill of Monmouth & Ocean Counties	3300 Route 66	Neptune	732-918-2600	Offers a network of 289 food pantries, soup kitchens, shelters, day programs and group homes
The B.E.A.T Center	1769 Hooper Ave.	Toms River	732-731-1400	Houses community organizations that provide a wide array of services, providing assistance with food, housing, and utilities
USDA National Hunger Hotline			866-348-6479	Equipped with trained representatives to find food resources such as meal sites, food banks and other social services
Ocean County Health Department {Women, Infant & Children Program (WIC)}	175 Sunset Ave.	Toms River	732-370-0122	Nutrition program that provides healthy foods, nutrition education, breastfeeding support, and referrals to healthcare
Ocean County Board of Social Services	1027 Hooper Ave.	Toms River	732-349-1500	The Ocean County Board of Social Services provides eligible county residents with a variety of social/support programs
Seeds of Service	725 Mantoloking Rd.	Brick	732-746-3456	Operates a 'Open-Choice' pantry for individuals in need of food
Salvation Army	1738 Route 37	Toms River	732-270-8393	Offers a food pantry, a community meal and programs for adults and children
Tuckerton Borough Food Pantry	148 North Green St. (Route 539)	Tuckerton	609-294-4777	Provides emergency and supplemental food to those in need in the Greater Tuckerton/Little Egg Harbor area

## Substance Use Disorder Services

*Substance use disorders occur when the recurrent use of alcohol and/or drugs causes clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home. The coexistence of both a mental health and a substance use disorder is referred to as co-occurring disorders.*

Agency Name	Address	City	Phone	Type of Service
Bright Harbor Healthcare	340 U.S. 9	Bayville	732-349-5550	Offers a variety of programs including addictions counseling and outpatient services
Hope Sheds Light	253 Chestnut St.	Toms River	855-850-4673	Offers certified recovery and family coaches to be available by phone for unconditional support and resources
Integrity House	310 Main St.	Toms River	973-623-0600	Offers comprehensive integrated addictions treatment and recovery support to bring a positive, long-term lifestyle change
Iron Recovery and Wellness Center	132/144 Perry St.	Trenton	609-394-8988	Offers various pathways to recovery from substance use disorder and behavioral health through several programs
Ocean County Health Department	175 Sunset Ave.	Toms River	732-341-9700, ext. 7536	Contracts with Substance Abuse agencies in the local community to provide services to Ocean County residents ranging from detoxification and inpatient/outpatient services
Preferred Behavioral Health Group	700 Airport Rd.	Lakewood	732-367-4700	Offers a variety of programs including addictions counseling and outpatient services

## Substance Abuse Hotlines

Mental Health Association NJ Connect for Recovery			855-652-3737	Trained family and peer specialists who can provide supportive counseling and quick access to treatment through REACHNJ
NJ Addiction Services Hotline			844-276-2777	Provides information and referral to substance abuse treatment agencies statewide
Reach NJ			844-732-2465	Central call-in-line for NJ residents looking for help to overcome a substance use disorder
RWJBarnabas Health Behavioral Health and Addictions Access Center			800-300-0628	24/7 hotline equipped to handle needs of callers in crisis who present the most complex mental health problems

## Additional Services

*The below agencies may be helpful for an individual experiencing homelessness who also needs secondary assistance such as mental health, veterans, domestic violence and/or senior services.*

Agency Name	Address	City	Phone	Type of Service
Bright Harbor Healthcare - BEACH Program	687 Atlantic City Blvd.	Bayville	732-349-5550	Assists with linkage to community resources for individuals experiencing homelessness and mental illness
Catholic Charities Providence House			732-244-8259	Provides comprehensive services to victims of domestic abuse and their children
Community Hope	959 Rt. 46 East, Suite 402	Parsipanny	973-463-9600	Assists individuals, including veterans, and their families, to overcome mental illness, addiction, homelessness and poverty by providing housing and support services
Dottie's House			732-262-2009	Provides comprehensive services to victims of domestic abuse and their children
NJ Reentry Corporation	24 Main St.	Toms River	848-238-7000	Assists court involved individuals in obtaining employment, skills training, linkages to addiction treatment, legal guidance and more
Ocean County Office of Senior Services	1027 Hooper Ave., Bldg. 2, 1st Floor	Toms River	732-929-2091	Assists seniors with access to services, supporting family caregivers, and advocating for older adults at the federal, state and local level
Ocean County Career Center	1959 Route 9	Toms River	732-240-5995	Full-service workforce center for entry-level and skilled professionals seeking career counseling, in-demand occupational training and job search assistance
Ocean County Veterans Service Bureau	1027 Hooper Ave., Bldg. 2, 1st Floor	Toms River	732-929-2096	Provides services to veterans, widows and families of veterans including initiating and filing veterans claims with Federal and State governemtn and transportation to V.A. medical centers
Preferred Behavioral Health- PATH Program	725 Airport Rd., Suite 7G	Lakewood	732-367-4700	Assists with linkage to community resources for individuals experiencing homelessness and mental illness
Soldier On	275 Essex Rd.	Tinton Falls	866-406-8449	Linkage to needed services for veterans such as housing, employment, transportation and temporary financial assistance
St. Francis Counseling Service	4700 Long Beach Blvd.	Long Beach Township	609-494-8861	Provides individuals, couples and families with affordable professional psychotherapy services addressing a wide range of issues







## Ocean County Board of Commissioners

Robert S. Arace  
Jennifer Bacchione  
Virginia E. Haines  
John P. Kelly  
Frank Sadeghi



### Ocean County Department of Human Services

*Jamie Busch, PhD, Director / Rose Marie Bulbach, Assistant Director*

*Katie Schworn, Coordinator*

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

*Meredith Sheehan, Director*

1027 Hooper Avenue  
Building 4, 1<sup>st</sup> Floor  
Toms River, NJ 08754-2191  
Phone: 732-349-1500

*\*Ocean County Department of Human Services, Ocean County Department of Senior Services, and Ocean County Board of Social Services will be moving to a new location in Summer of 2025 – 1005 Hooper Avenue, Toms River, NJ 08754*

For hard copies of this guide or questions regarding housing and/or assistance, please contact Human Services by email at [oceandhs@co.ocean.nj.us](mailto:oceandhs@co.ocean.nj.us)  
The Ocean County Housing Resource Guide is also available online at <http://www.oceandhs.org>.