

What is the Section 8 Home Ownership Program?

The Home Ownership Program allows Section 8 recipients to purchase a home instead of sending the funds on rent. Instead of giving their funds to landlords, qualifying families can instead invest the funds on a home they actually own!

Families who qualify can receive up to 15 years of Section 8 Home Ownership Assistance (on a 20+ year mortgage; only 10 years for mortgages for less than 20 years). If your household includes a disabled or elderly member, these limits do not apply.

Families can also receive assistance with down payments, closing costs, and may even receive lower interest rates!

Participants will need to make a down payment toward the purchase. You will be required to provide at least three percent (3%) of the home purchase price. At least one percent (1%) of the purchase price must come from the family's personal resource, such as a savings account, IDA account or S8A Savings account. The remaining 2% can be made up with contributions from other programs.

Your local PHA will provide comprehensive home ownership counseling and referrals to pre-approved realtors and lenders.

Not all Public Housing Agencies (PHAs) participate in this program but there are participating programs in every state. New Jersey PHA's that may participate are listed below.

You may be able to apply for this program in a participating PHA even if you don't live in that zone. However, preference is given to residents and you may be required to live in the new zone for 1 year before receiving services. Contact your nearest PHA for more information. Below are the NJ PHAs that participate according to the website. None are in Central Jersey Housing Resource Center's area. CJHRC can give you the HUD agency for the area listed below that you want to buy in and you have a housing choice voucher for over a year.



NJ002 Newark HA
NJ003 Elizabeth HA
NJ006 Perth Amboy HA
NJ007 Asbury Park HA
NJ008 Long Branch HA
Jersey City Housing
NJ009 Authority
NJ010 Camden HA
Atlantic City
NJ014 Housing Authority
NJ021 Paterson HA
NJ033 Woodbridge HA
NJ046 Red Bank HA
NJ047 Carteret HA
NJ050 East Orange HA
NJ052 Boonton HA
Lakewood Housing
NJ054 Authority
NJ059 Pleasantville HA
NJ061 Millville HA
NJ063 Vineland HA
NJ065 Brick HA
NJ068 Dover HA
NJ071 Fort Lee HA
NJ083 Secaucus HA
NJ090 Passaic County HA
NJ092 Morris County HA
County of
NJ095 Monmouth
NJ102 Warren County HA
Gloucester County
NJ204 HA
NJ214 Lakewood Rap
Burlington County
NJ215 HA