Hope. Strength. Community.
The Affordable Housing Alliance is a community catalyst that provides housing and related relief to all who need it, giving every New Jersey citizen the opportunity to live a better life. Our team of knowledgeable, compassionate difference makers offer rental and home ownership help, mortgage and foreclosure counseling, utility assistance and home buyer education, guiding people through every step of the process to achieve stability, progress and peace of mind.

Started in 1991 to address the overwhelming need for quality, affordable housing in Monmouth County, the AHA has grown from an initial grant of $25,000 to a private 501(c)3 non-profit organization with over $20M in operations annually. Founding Director Donna Blaze, now CEO, leads a staff of over 80 dedicated employees augmented by volunteers and non-profit community partners.

Our work has been recognized at local, state and national levels, including earning NeighborWorks America’s highest rating as an Exemplary Member. We are proud to be a Community Housing Development Organization (CHDO), and to collaborate with New Jersey municipalities to successfully create affordable housing for moderate and low-income families.

The AHA strives to move lives forward with strength, optimism and housing resources. It is our goal to have everyone we help walk away better than when they came to us.
Founded in 1991, the AHA’s goal is to expand affordable housing resources to support low-to-moderate income individuals and families through inter-agency cooperation and partnership.

The AHA administers utility programs throughout NJ, helping thousands of residents pay their gas, oil and electric bills.

Since its founding, the AHA has successfully developed 550 homes in Monmouth, Ocean and Middlesex Counties and maintains an active portfolio of affordable rental units.

As a certified Administrative Agency for the Council on Affordable Housing, the AHA works with municipalities to assist with COAH compliance and developing low-impact rental options for their affordable housing plans.

The AHA partners with other non-profit community organizations, is an active member in public and private housing boards and committees, and receives redevelopment funding from state, federal, and local sources.

Over 1,000 qualified families and individuals have purchased their first home with the assistance of the AHA through educational workshops and one-on-one counseling.

Over 600 individuals and families who are delinquent in their mortgage or in danger of foreclosure contact our office monthly for counseling and assistance.

The AHA’s work has been recognized at local, state, and national levels including the Governor’s Award for Housing Excellence, the National Association of Housing and Redevelopment Officials, the NAACP President’s Community Service Award, the NJ Clean Energy Award, and the NJVOAD Innovative Service Partnership Award.
Core Values

**Trusted**

Integrity is in our DNA. It guides the decisions and choices we make every day in our organization. We strive to be trustworthy, ethical and fair in all of our relationships. Known for our clean audits, financial strength and fiscal responsibility, we value our strong reputation and lead by example.

**Compassionate**

Hope is our greatest offering. We have the best interest of others at heart, and are committed to moving people forward. We promise personal attention, and are here with a live voice, helping hand and sympathetic ear. We treat everyone we meet with dignity and respect and want all to walk away better then when they came to us.

**Difference Makers**

We are defined by our actions. We have been called protectors, problem solvers, even life savers. We don’t just talk about making New Jersey a better place to live, we walk the walk, constantly focusing our minds and time on providing and preserving affordable housing. For us, this is more than a job—it is a chance to help others realize their dreams and to be a catalyst for change in our community.
Services We Provide

The mission of the AHA is to provide assistance to those needing housing and related assistance. Services include emergency housing, rental assistance, homebuyer assistance, utility services, CAP, and education and counseling.

Housing and Rental Services

In addition to maintaining an active rental portfolio of affordable housing throughout Monmouth, Mercer, and Ocean Counties, the AHA provides a number of services for first-time homebuyers and current homeowners including educational workshops and one-on-one counseling. The AHA also provides emergency shelter and services for homeless adults for up to 30 days.

For New Jersey residents impacted by Superstorm Sandy, the AHA opened the Housing Recovery Resource Center (HRRC). Our facility is staffed with HUD-certified housing counselors to help renters and homeowners find viable and permanent housing solutions.

Utility Services

The AHA manages several Utility Assistance Programs for individuals and families who are seeking relief in paying their gas, electric, and oil bills. We assist clients through the entire application process from program selection through the final grant award. Programs including Payment Assistance for Gas & Electric (PAGE), a state-funded utility assistance program designed to assist low-to-moderate income families in New Jersey and Low Income Energy Assistance Program (LIHEAP), a program assisting low-income households, particularly those paying a high portion of household income for home energy costs, are among the programs considered.

Community Action Programs

The Affordable Housing Alliance Community Action Program (AHA-CAP) operates Homeless Prevention and Emergency Assistance Programs to assist Monmouth County residents at, or below 125% of the federal poverty level. Eligible clients are able to receive a number of benefits including transportation vouchers, adolescent math tutoring, summer education/recreation scholarships, financial literacy and a grant of up to $2,000 to assist with a security deposit, rental arrears, mortgage payment, utility bills or outstanding property taxes.

Education and Counseling

The AHA offers workshops, counseling, and programs specifically created for current homeowners and future homebuyers. Current homeowners are able to attend a number of workshops including financial literacy workshops as well as receive one-on-one counseling. The AHA assists first-time homebuyers in determining their mortgage readiness as well as better understanding the home buying process through workshops and one-on-one counseling.
We make New Jersey a better place for all to live.