

AHA

affordable housing alliance

Hope. Strength. Community.



The AHA Flagship Residences



The AHA Development Experience



Since its founding in 1991, the Affordable Housing Alliance (AHA) has successfully collaborated with dozens of municipalities and contractors to develop over 550 affordable homes in Monmouth, Ocean, and Middlesex Counties.

The AHA has partnered with developers and townships of all sizes to ensure adequate affordable housing is provided in a manner that fulfills the obligation while also meeting the needs of the municipality. As a full service agency, the AHA maintains expertise in:

- Serving as Affordable Housing Administrative Agent ensuring compliance to municipal plan
- Securing financing with various Federal, State, and private organizations
- Develop efficient housing core plan by assisting township identify and develop under-utilized assets
- Assisting developers in building, renting, and maintaining units

Providing Customized Community Solutions

Solutions are never the same, which is why the AHA works with a variety of home types to ensure that every town can create affordable housing units that work within their community. As one of the largest providers and managers of affordable housing in the area, the AHA maintains an active and growing real estate portfolio that's comprised of various types of housing including:

- Manufactured Home Parks
- Single Family Town Homes
- Apartments
- Large and Small Scale Multifamily Housing
- Single Room Occupancy Units
- Mixed Use Condominium Sites
- Group Homes

As one of the leading non-profits creating and managing affordable housing in Monmouth, Ocean, and Middlesex counties, the AHA is also dedicated to creating strong communities. Developments often feature community rooms, playgrounds, and common areas to create a neighborhood support system that can help break the cycle of homelessness.

Cindy Lane



Location	Ocean Twp.
Year Developed	December 2018
Available Residences	48 Unit 1, 2, and 3 Bedroom Apartment Home
Home Type	Family Living
Sources of Funding	Low Income Housing Tax Credit Sandy-CDBG

Cindy Lane provides affordable housing to individuals with incomes up to 60% of the area median income with five units set-aside for households with special needs. The AHA developed Cindy Lane in partnership with private developer using Super Storm Sandy relief funds as well as LIHTC. The AHA is one of the few non-profits who can meet the experience requirement for NJ LIHTC applications.

Beacon Place



Location	Middletown
Year Developed	2000
Available Residences	28 Units 1, 2, and 3 Bedroom Apartment Home
Home Type	Family Living
Sources of Funding	Amboy National Bank and Federal Home Loan Bank

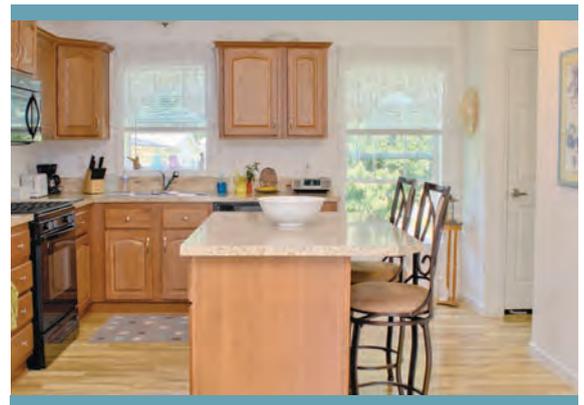
Located in the desirable community of Middletown, Beacon Place provides an opportunity for low to medium income residents to live in a high-income district at an affordable rate. Garden style condominiums feature an open floor plan as well as central air conditioning and gas heat, with plenty of green spaces for residents including a tot lot for children, as well as access to a NJ Transit bus stop, the Middletown train station, retail stores and the beach, making it an ideal location for commuters and families.

Pine Tree Manufactured Home Park



Pine Tree Manufactured Home Park provides a unique opportunity for those with low to moderate income to achieve homeownership. Each new unit is Energy Star® certified modern HUD approved, COAH eligible and meet UHAC certification. As a response to Super Storm Sandy, the AHA repurposed 23 of the vacant units to become the most affordable next generation manufactured homes that can be purchased in Monmouth County.

Location	Eatontown
Year Developed	2007
Available Residences	117 Units 1, 2, and 3 Bedroom Manufactured Homes
Home Type	Family Living
Sources of Funding	Two River Community Bank, NJ DCA Balanced Housing Grant, Robin Hood Relief Foundation, Owner's Equity, Eatontown Housing Trust Fund, Mary Borden Foundation Grant

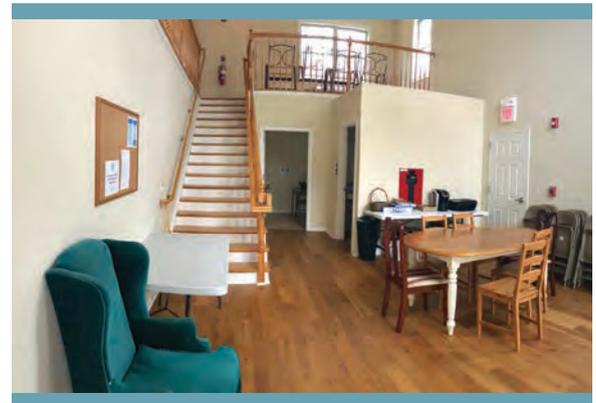


Allen House



Located in the beautiful town of Millstone, the Allen House is set on a bucolic four-acre lakeside property. The newly constructed property provides seniors, ages 62 and over that meet low to moderate income guidelines, the ability to live in a setting with access to nature and wildlife. Millstone partnered with the AHA to fulfill their fair and affordable housing requirements.

Location	Millstone
Year Developed	April 2016
Available Residences	10 Units 1 Bedroom Apartment Homes
Home Type	Senior Living
Sources of Funding	HUD Section 202, HUD DPG Grant, Federal Home Loan Bank, NeighborWorks® America Funds

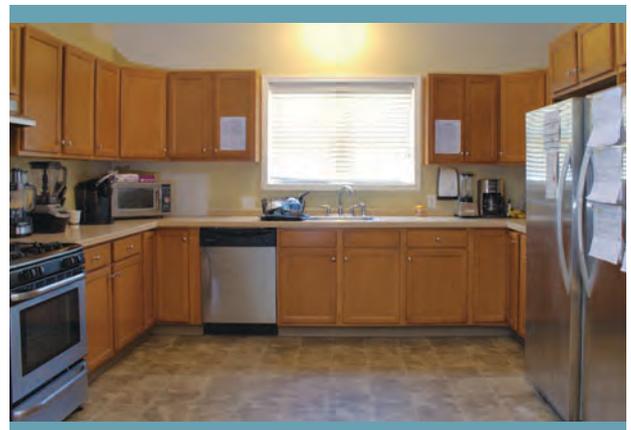
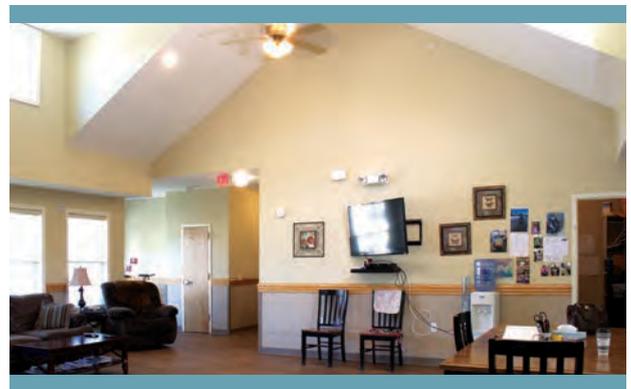


Burnt Tavern Road



This Single Room Occupancy (SRO) building provides the beauty of rural living in a home setting without the isolation of being alone. With on-site managed care provided by therapeutic service provider, LADICIN, tenants have the best of both worlds, assistance and independence.

Location	Millstone
Year Developed	December 2013
Available Residences	Third Party Managed Home
Home Type	Disabled Group Home
Sources of Funding	NJHMFA, Department of Developmental Disabled, NeighborWorks America, Millstone



Spring Lake



Located in Spring Lake, this structure was designed to appear as a single home allowing it to blend seamlessly into this charming beach town. The AHA worked with the town to ensure that the design fits the character of the neighborhood where the average home price is over \$1 million. The success of this public/private partnership led to the AHA speaking as a panelist on innovative affordable housing solutions for municipalities at the 2015 Governor's Conference on Housing and Economics.

Location	Spring Lake
Year Developed	September 2014
Available Residences	Four Apartments (1) 1 Bedroom (2) 2 bedroom, (1) 3 Bedroom
Home Type	Family Living
Sources of Funding	Partnership with Spring Lake



Bayshore Bungalow



The Bayshore Bungalow™ Program provides turn-key, cost-effective, well-constructed homes to those affected by Super Storm Sandy. The program allows homeowners whose properties and financial security were destroyed during the storm, to receive the return of home equity. Prices of the homes are all-inclusive, covering everything from architectural designs, permits, and construction to attaining the Certificate of Occupancy. The Affordable Housing Alliance is one of the few organizations providing turn-key pricing.

Asbury Park Single Family



As part of a \$2.5 million HUD Neighborhood Stabilization Program, the AHA joined efforts with local organizations and Asbury Park to develop 21 new homes in one of most blighted areas of the city. The Affordable Housing Alliance built seven homes and implemented a lease purchase program to help local residents become home owners. With the new homeowners as a foundation for changing the image of the neighborhood, developers have recently invested tens of millions in Asbury Park's Gateway Redevelopment Area.



We make NJ a better place for all to live.

Home is more than a place, it's a feeling. We believe everyone has the right to feel safe, secure and comfortable in their living environment.

The Affordable Housing Alliance is a community catalyst that provides housing and related relief to all who need it, giving every NJ 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 NJ 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.



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