



affordable housing alliance

Hope. Strength. Community.

housingall.org

njpoweron.org

ahacap.com



September 2020

News & Updates

Message From Our CEO

Dear Friends of the Alliance,

As we welcome the fall weather and say goodbye to a blistering summer, many of us in New Jersey are still feeling the effects of the ongoing pandemic.

Our state has only recovered about 49% of all jobs lost since the beginning of April, meaning that almost 500,000 individuals in New Jersey are currently without a job -- more than three times the number unemployed individuals we had at this point last year.

If you add to this equation the fact that we're on the verge of an unprecedented housing and evictions crisis, we're expecting these next few months to be a window of what we could see in the foreseeable future.

2020 has left its mark on millions of Americans who have been faced with significant challenges; from the economic impact as a result of businesses shutting down, to the human and mental health toll as a consequence of the spread of the virus and home-confinement, respectively.

At the Affordable Housing Alliance, we have been working very hard since this crisis began to identify areas of concern in our communities and allocate all available resources to those most in need who are often minorities, single female heads of households, domestic violence victims and the chronically ill (including those who have mental illness and addiction).

We're committed to help anyone who walks into our offices or reaches out to one of our representatives, as we have secured additional funding from a number of sources that have allowed us to assist an even greater number of families and individuals in New Jersey that are struggling to



get through during these difficult times.

We're also fortunate to have an amazing network of affiliates and supporters throughout New Jersey that have helped us extend our footprint in the state, bringing us closer to hundreds of communities that have benefited from having direct access to our programs and services.

Speaking of "Amazing," I'd like to invite all of you to our Annual Recognition Awards Luncheon, which we will host on October 28th. We will celebrate and recognize the efforts of those who made extraordinary collaborations to the Alliance and also honor our strategic partnerships which were fundamental to our accomplishments in 2020. [Click here](#) for sponsorship and Ad Journal opportunities, or to purchase individual tickets for this event.

Remember, at the Affordable Housing Alliance, we're making sure every call is answered, every application is processed and every resource available is quickly provided to those who need it most. Our priority is to guide and assist anyone who turns to us for help with the dignity and professionalism they deserve.

Stay safe and try to keep others safe!

Sincerely,

Donna M. Blaze, CEO

As The COVID-19 Pandemic Keeps Stumping New Jersey, AHA Remains Committed To Helping Its Residents



For most of the world, 2020 has turned out to be a year to forget. For millions in New Jersey, the effects are still being felt.

As the pandemic began to wreck havoc across the US, local governments started to enforce state-wide shutdowns of businesses, schools, transportation services and places of social gatherings to prevent the spread of the virus.

Most of us were caught off guard, as almost no one could foresee how a global pandemic would change our way of life.

In New Jersey, only "essential businesses" remained open as our elected officials evaluated the best strategy moving forward, but the path taken inevitably forced thousands of businesses to close their doors, which translated into hundreds of thousands of individuals losing their jobs. Most of them, permanently.

[Read More...](#)

Our Neptune Office Is Open To The Public. Call Today To Make Your Appointment!

NOTICE FOR CLIENTS

**The Affordable Housing Alliance is seeing clients
(by appointment only) at its Neptune office.**

**To make an appointment, call us at (732) 389-2958
or visit housingall.org for more information.**

All clients will will be required to have their temperature taken, wear a mask at all times and answer a COVID-19 screening questionnaire prior to the appointment

CALL TODAY!



Hope. Strength. Community.

Is The Pandemic Affecting Your Finances? Can't Afford The High Utility Bills?

The PAGE program can help you with up to \$1,500 in Annual Assistance!

As New Jersey tries to dig itself out of the economic hole this pandemic put us in, blistering weather during the summer forced many of us to crank up the A/C at home.

This doesn't come cheap, though. Especially at a time when we have a **double-digit unemployment rate (10.9%)** in the state.

Many of these affected households, fearing having to choose between feeding their families and paying for their utility bills, turned to the **Affordable Housing Alliance (AHA)** for help.



The AHA offers the *Payment Assistance for Gas & Electric (PAGE)* program, which is uniquely designed to help moderate-income NJ families who are struggling to pay for their natural gas and electric bills.

[Read More...](#)

NJ Housing News

Veterans' Housing Coming To Tinton Falls

Construction started Saturday on a 70-unit apartment complex of one-bedrooms, all for U.S. veterans. Occupancy is for next October.

[Click here to read more.](#)

Pandemic Has Potential to Renew Demand for Suburban Housing in NJ, Land-Use Expert Says

Long-term slowdown in land development could be derailed by exodus to suburbs

[Click here to read more.](#)

Land Development Continues to Lose Momentum in New Jersey

NEW BRUNSWICK, NJ - Land development in New Jersey has slowed dramatically since the 2008 Great Recession, but it's unclear how the COVID-19 pandemic and efforts to fight societal and housing inequality will affect future trends, according to a Rutgers co-authored report.

[Click here to read more.](#)

Keeping the NYC Life Without Actually Living There: Moving to NJ

New York ranks number one when it comes to losing residents to other states, with New Jersey being one of the top five states that New Yorkers migrate to.

[Click here to read more.](#)

Exodus to the Suburbs Reaching "Insane" Levels

Since the **pandemic** began, the suburbs around New York City – from New Jersey to Westchester County to Connecticut to Long Island – have been experiencing enormous **demand for homes** of all prices, a surge that is unlike any in recent memory, **The New York Times** reports.

[Click here to read more.](#)

New Jersey launches second offshore tender for up to 2.4GW

The New Jersey Board of Public Utilities (NJBPU) has voted to open its application window for the US state's second tender for offshore wind capacity, potentially tripling its project pipeline

[Click here to read more.](#)

Lenders extend help to non-profits during COVID-19

Considering the steady stream of crime, government inaction, struggling renters and collapsing real estate entities there is to write about every week, it's a rare occurrence, especially in 2020, when Mortgage Professional America gets to tackle a positive story. Let's take a moment to savor this one.

[Click here to read more.](#)

What you need to know about the CDC eviction moratorium

It has been a week since the Centers for Disease Control and Prevention's nationwide moratorium on evictions went into effect, and there is still a lot of confusion among tenants and attorneys over how strong the protections are and how to take advantage of them.

[Click here to read more.](#)

Truth in renting

A guide to the rights and responsibilities of residential tenants and landlords in New Jersey

[Click here to read more.](#)

Cost of Living in New Jersey

Compared with all other states, New Jersey has the fourth highest overall cost of living.

[Click here to read more.](#)

Walker & Dunlop Structures \$87 Million in Financing for New Jersey Workforce Housing Portfolio

Walker & Dunlop, Inc. announced today that it structured \$87,429,870 in Fannie Mae financing on behalf of The PRC Group, a repeat client and mission-driven regional real estate owner and developer headquartered in Red Bank, New Jersey.

[Click here to read more.](#)

Is the End in Sight for Wayne's Current Affordable Housing Obligation?

Wayne Town Planner, Chris Kok gave a presentation at this week's town council meeting about a new proposed residential development that will provide some affordable housing units.

[Click here to read more.](#)

Under a Second Federal Moratorium, Eviction Filings Plummet

In many cities, landlords are filing far fewer legal actions to remove tenants who can't pay rent since the CDC imposed an eviction ban.

[Click here to read more.](#)

Up to 40,000 NJ unemployment claims still backlogged

State Labor Commissioner Robert Asaro-Angelo told the Senate Budget Committee some 30,000 to 40,000 unemployment claims remain backlogged, mostly because of complicated situations with out-of-state wages or disability.

[Click here to read more.](#)

Gov. Murphy Announces Financial Assistance to Protect Residential & Commercial Utility Customers

Governor Phil Murphy today announced that the State's public water, gas, and electric utility companies regulated by BPU have all agreed to extend their voluntary moratorium preventing shutoffs to both residential and commercial customers during the COVID-19 pandemic until October 15th.

[Click here to read more.](#)

Tenants Push Need For More, Safer Low-Income Housing

There's a national eviction moratorium that lasts through the end of the year, but renters face mounting pressure now.

[Click here to read more.](#)

Lessons from the Last Housing Crisis: How to Get Control of Properties

How to keep affordable apartments and single-family homes out of the hands of institutional investors if the coronavirus pandemic leads to a giant wave of evictions and foreclosures.

[Click here to read more.](#)

'How Am I Going To Make It?' Months of Eviction Uncertainty Are Taking a Toll on Millions of Families

Months of such uncertainty can have real consequences. In order to keep a roof over their heads, families may compromise on food, energy and health care bills, experts say.

[Click here to read more.](#)

Our HUD-Certified Housing Counselor Relays Valuable Advice For Anyone Who Is Hoping To Someday Purchase A Home



The **Affordable Housing Alliance** was honored to share the extensive knowledge of our HUD-Certified Housing Counselors on Episode 43 of The First Time Home Buyer Podcast, entitled "Why it is Important to Wisely Select Your Home Buying Team, with Christina Tello."

Ms. Tello, our Assistant Director of Housing Outreach Services, spoke with Laura Moreno, Founder of **HomeFlow**, to relay valuable advice for anyone who is hoping to someday purchase a home.

[Read More...](#)

2020 Annual Awards Luncheon

SAVE THE DATE



The Affordable Housing Alliance **ANNUAL AWARDS LUNCHEON**

"Join us as we bid farewell to our CEO, Donna M. Blaze"

10 • 28 • 20

Eagle Oaks Golf & Country Club, Farmingdale, NJ

12:00 PM - 2:30 PM

FORMAL INVITATION TO FOLLOW

For additional information, visit housingall.org

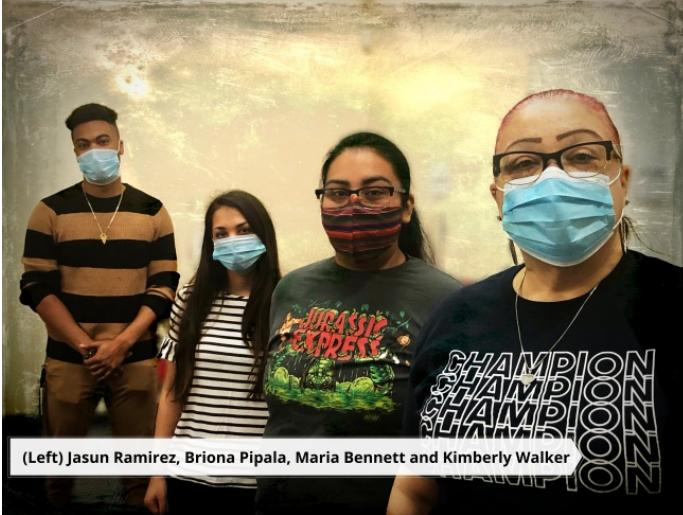
Employee Spotlight

Meet our Central Intake Specialists.

The COVID-19 pandemic changed the way many businesses interact with their clients when you consider the social distancing guidelines set forth by our health officials.

At the Affordable Housing Alliance (AHA), we added an "extra layer of safety" to our onsite assistance services, in order to guarantee the wellbeing of our staff and our clients as they come into our offices to talk to one of our representatives.

Our Neptune office hired a team of Central Intake Specialists who have become the first



face clients will see when they arrive for their appointments.

Jasun Ramirez, Briona Pipala, Maria Bennett and Kimberly Walker, have the responsibility to greet and screen walk-in clients, before they begin to guide them through the different ways they can benefit from the programs, services and available resources offered at the Alliance during the COVID-19 pandemic.

"Many families are going through a very rough time right now, so being able to help them find the resources they need makes me feel like I'm doing something

important at a crucial time of their lives," stated Ms. Walker as she prepared to assist a client with a scheduled appointment.

Since we reopened our doors to the public, these amazing individuals have helped thousands of struggling folks receive the much-needed assistance they're eligible for. The Alliance has secured hundreds of thousands of dollars in additional funding to assist the onslaught of New Jerseyans who are currently struggling to make ends meet.

From emergency rental assistance and utility payments, to housing workshops and financial counseling. From permanent housing and temporary shelter to eviction and homelessness prevention, the Alliance is determined to help anyone in New Jersey find the assistance they need in the most expeditious manner possible.

We invite you to reach out to us so you can learn more of all the ways the AHA can help you during these challenging times. Visit housingall.org today!

Resources You Need... One Click Away!



HUD

NJHMFA

First Time Home Buyer
Grant (up to \$10,000)

Monmouth County Clerk's Office (for getting copies of recorded mortgage
and deed documents)



FREE MONEY MANAGEMENT COURSE

The AHA is offering eHome America's Money Management course; a FREE online financial workshop.

For more information, contact us at: aha-intakedos@housingall.org or call (732) 389-2958

AFFORDABLE UNITS FOR SALE

To learn more about the affordable units the AHA has for sale, [click here](#)

EMPLOYMENT OPPORTUNITIES

Interested in joining the Affordable Housing Alliance team, [click here](#) to learn about employment and internship opportunities!

EHOME AMERICA

The AHA is offering eHome America's signature Homebuyer Education course for prospective first-time homebuyers! [Click here](#) for more information.

Supporters Of The Alliance



Quote Of The Month:

"Learning never exhausts the mind."

—Leonardo Da Vinci

THE AFFORDABLE HOUSING ALLIANCE | like us. follow us. support us.

