



affordable housing alliance

Hope. Strength. Community.

housingall.org

njpoweron.org

ahacap.com



December | 2020

News & Updates

Message From Our CEO

Dear Friends of the Alliance,

What a challenging year 2020 has been. At the Affordable Housing Alliance, we hope you and your loved ones are healthy and have found ways to persevere and make the most of this time during the pandemic.

The holidays will most likely look different for many of us this year. But, regardless of your situation, it will definitely be a time to be extra grateful for family and friends, even if we can only see them virtually.

For many of our fellow New Jerseyans, the holidays will be more of a challenge than a celebration because of COVID-19. Thousands in our state are still without jobs or working reduced hours. Thousands more lost someone dear to them.

The Affordable Housing Alliance and its network of affiliates have worked hard since the beginning of the pandemic to continue to meet the increasing number of people in need of housing and financial assistance and thanks to your support, we were able to help thousands of families and individuals with financial and rental assistance, eviction protection, utility payments, homelessness prevention, and housing counseling services, among many other resources we were able to offer throughout the year.

Our list of hopes and dreams includes a genuine wish that everyone is able to remain safe and healthy. We will continue to do our best to serve our community in an exceptional manner while also working hard to try and keep our communities healthy and safe, because we are part of the community, as well.



And, as we close out 2020, know that we will look ahead to a new year with tremendous excitement and optimism.

We wish you the best this holiday season and look forward to a brighter new year!

Please stay safe and try to keep others safe.

Sincerely,

Donna M. Blaze, CEO

Save The Date | 2021 Golf Outing

The Affordable Housing Alliance Invites You To Our Annual **SPRING HOUSE INVITATIONAL GOLF OUTING**

NEW VENUE! NEW AWARDS! SAME GREAT EXPERIENCE!

SAVE THE **DATE**

06

2

8

21

MONDAY

JUMPING BROOK COUNTRY CLUB

210 Jumping Brook Road
Neptune, NJ 07753



7:00 am Registration & Breakfast

7:30 am Shotgun Start

(Formal Invitation To Follow)



housingall.org



Murphy Administration Announces First Affordable Housing Trust Fund Awards for Monmouth County

**\$1.25 Million Awarded to the Affordable Housing Alliance to Develop 10
Affordable Senior Rental Housing Units in Millstone**

New Jersey Department of
Community Affairs



MILLSTONE, NJ – The Murphy Administration announced the award of \$1,250,000 to the nonprofit agency Affordable

Housing Alliance Inc. to build 10 affordable senior rental units through the Affordable Housing Trust Fund (AHTF). The Fund, which was restored as part of Governor Murphy's FY2020 budget, is administered by the Department of Community Affairs (DCA) and allows for the development of different types of affordable housing projects to support stronger, fairer, and more affordable communities.

"I am excited to see these affordable housing units become a reality. They will help strengthen the Millstone community, creating more diverse neighborhoods, while keeping Monmouth County vibrant and prosperous," said Lt. Governor Sheila Y. Oliver, who serves as DCA Commissioner. "The rental units will provide 10 families with the opportunity to have an affordable place to call home."

The Allen House 2 project will receive \$1,250,000 for the new construction of a single building containing ten affordable senior rental units located at 471 Stagecoach Road, Millstone Township. The AHTF awards were given statewide to smaller rental and homeownership housing projects sized at 25 or fewer units, which often have difficulty obtaining financing. These projects will fill the gaps within the existing affordable housing ecosystem, build on current assets and investments, and add value to neighborhoods by addressing housing needs in an equitable way.

[Read Full Press Release on nj.gov](#)

AHA's Holiday Toy-Drive | Thank You For Your Support!

THANK YOU FOR YOUR SUPPORT!

We would like to thank everyone who was able to donate a gift to **AHA's Holiday Toy-Drive** and bring joy to a child right here in Monmouth County!



We were able to give out gift packages to **310 children** that live in one of our properties and it would not have been possible without the amount of support and donations we received from the AHA family and friends of the Alliance.

**YOUR GENEROSITY IS YET ANOTHER EXAMPLE
THAT NOT ALL HEROES WEAR CAPES!**



Another Round Of Coronavirus Relief | What It Means For NJ.



When we look back at the challenges we faced in 2020 -- the loved ones we lost; the "mom-and-pop" shops that had to shut their doors, and the heroism displayed by brave souls on the frontlines of this health crisis, we can only hope that 2021 will bring much-needed relief to millions of vulnerable families and individuals who have been financially impacted by the pandemic and are struggling to make ends meet.

This week, Congress reached a deal on another round of coronavirus relief and stimulus. If it's not vetoed by the White

House, the bill will offer some relief to renters who have been affected by the pandemic, as it makes \$25 billion available for rental assistance.

Read Full
Story

NJ Housing News

Murphy Administration Announces First Affordable Housing Trust Fund Awards for Monmouth County
\$1.25 Million Awarded to the Affordable Housing Alliance to Develop 10 Affordable Senior Rental Housing Units in Millstone

[Click here to read more...](#)

N.J. must ban 'the tenant blacklist' | Editorial

This is a huge deal right now, given that about half a million New Jerseyans are behind on rent because of COVID job losses. When the governor finally lifts his moratorium on evictions, we could see more than 300,000 filings in just a few months. In a normal year, New Jersey sees about 160,000.

[Click here to read more...](#)

N.J.'s Affordable Housing Trust Fund gets \$19M boost after being starved for almost a decade

New Jersey is allocating more than \$19 million dollars to the creation of affordable housing and efforts to protect residents from eviction.

[Click here to read more...](#)

Renters will get some help from the new coronavirus relief package, including cash to pay past and future bills

Renters could get some much-needed relief from the new coronavirus stimulus deal, reached after weeks of negotiation in Congress.

[Click here to read more...](#)

The nitty gritty on federal rent relief

Funding is proportional to states' populations, not their number of tenants

[Click here to read more...](#)

Lockdowns Are the Great Unequalizer

Democrats and their liberal economic advisers obsess about income inequality. Will someone please tell them that no act in modern times has widened the gap between the rich and the poor more than the lockdowns going on right now?

[Click here to read more...](#)

Top 7 cities see housing sales drop nearly by half in 2020: Report

The unsold stock during the year fell by 2% from about 6.48 lakh units in 2019 end to around 6.38 lakh units as of 2020 end.

[Click here to read more...](#)

The rental housing market's "black tax"

Renters of color, especially Black Americans, often pay a "Black tax" — a premium for renting similar housing in the same neighborhoods as whites.

[Click here to read more...](#)

Dunn introduces resolution urging HUD to prioritize transitional housing for survivors of domestic violence and homeless

Stable housing for the homeless, including those fleeing domestic violence situations, has remained unattainable for far too many.

[Click here to read more...](#)

When sea levels rise, it's going to take out a lot of affordable housing
Housing in New Jersey, Massachusetts, New York, and California is most at risk.

[Click here to 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 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!



AHA
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Hope. Strength. Community.

Employee Spotlight

Meet Randi Moore: AHA's new COO

Randi Moore joined the Affordable Housing Alliance (AHA) in November of this year, taking on the role of Chief Operating Officer as she transitions into the Chief Executive Office position held by the founding CEO of the Alliance, Donna M. Blaze, who is set to retire in 2021.



Born and raised in Monmouth County and a Drew University alumna, Randi Moore has dedicated the last 15 years of her career to working in the affordable housing and homeless field in New Jersey, as she is passionate about expanding affordable housing opportunities and programs to assist the less fortunate in our state.

Prior to her joining the AHA, Randi worked for 10 years as the Chief of the Division of Housing and Community Development in Hudson County, overseeing a multimillion-dollar budget of Federal and local grants.

Asked about how she felt to be back on her home-turf, Randi commented that she's "thrilled to be doing the work that I love right here in Monmouth County, so when the opportunity presented itself, for me it was a no-brainer!"

Randi also expressed her gratitude towards the AHA staff, as she feels "it has been a wonderful experience to be welcomed with so much love and support. I'm so impressed with the level of commitment and expertise of the staff," she added.

Randi has very high expectations moving forward as she plans to continue the good work her predecessor accomplished. "My goal is to take the Alliance to the next level," she confessed.

When she's not working at the office, Randi likes to spend time with her family and friends, and when she's home, her garden is the go-to place so she can relax for a while.

Randi's tenure with the Alliance is just starting, but it already seems like she's been part of the AHA family for a long time. As she takes on this new and exciting role in her life, we're all looking forward to seeing the AHA reach that next level through her leadership!

Happy Holidays!

THE AFFORDABLE HOUSING ALLIANCE

Wishes You And Your Loved Ones
A Safe And Happy Holiday Season!

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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)

MONEY MANAGEMENT FOR YOUR FINANCIAL WELL-BEING

The Affordable Housing Alliance is offering eHome America's signature Homebuyer Education course in a FREE online format. This course is designed to help prospective first-time homebuyers understand the homebuying process, from finding a home to closing. The course is available in both English and Spanish.

AHA Affordable Housing Alliance

PRESENTED BY:
The Affordable Housing Alliance
www.aha-housingall.org

AFFORDABLE UNITS FOR SALE
(AS OF DECEMBER 23, 2020)

MANALAPAN, NJ

- 4470244 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
- 4470245 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
- 4470246 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
- 4470247 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
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- 4470249 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
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NEW BRUNSWICK, NJ

- 4470301 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
- 4470302 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
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- 4470318 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
- 4470319 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education
- 4470320 - 4 Bed 2 Bath Affordable Home \$124,975 - Homebuyer Education

AHA Affordable Housing Alliance



HOMEBUYER EDUCATION FOR YOUR FINANCIAL WELL-BEING

AHA Affordable Housing Alliance **eHome America**

eHome America's signature Homebuyer Education course is the certified web-based program for prospective first-time homebuyers.

\$99*

*For a limited time ONLY! Individual course pricing varies based on location and program. Contact us for more information.

For more information, please contact us at info@housingall.org (732) 389-2958 or housingall.org

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:

"Everything will be okay in the end. If it's not okay, it's not the end"

-- John Lennon

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

