

**Organization
Guide**

AHA
affordable housing alliance

Hope. Strength. Community.

The Affordable Housing Alliance



Our Mission

The Affordable Housing Alliance's mission is to improve the quality of life for all New Jersey residents by developing and preserving affordable housing, offering services to maintain housing affordability, providing housing education, and helping communities meet their legal and moral housing obligations.

Who We Are

The Affordable Housing Alliance (AHA) was founded in 1991 with the clear goal of addressing Monmouth County's affordable housing shortage. Through the hard work and dedication of our talented team of difference-makers, the AHA has grown into a 501(c)(3) non-profit organization with more than \$20 million in annual operations, an 'exemplary' rating from NeighborWorks America, and a well-rooted footprint in New Jersey. While our organization continues to grow, the AHA's commitment to supporting the Garden State's housing and utility challenges remains unchanged.

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Programs & Services Offered

HOUSING OUTREACH

The Housing Outreach department and its team of H.U.D.-Certified counselors provide a variety of resources and services to support the changing needs of our communities. These include:

- Housing Resources for Financial Assistance & Locating Housing
- Affordable Housing for Rental & Purchase
- Municipal Affordable Housing Administration
- Housing Rehabilitation Programs
- Financial Coaching
- Financial Literacy Workshops
- Homebuyer Counseling
- Homebuyer Education
- Mortgage Default & Delinquency Counseling
- Reverse Mortgage (HECM) Counseling
- Disaster Recovery Counseling

COMMUNITY ACTION PROGRAM (CAP)

The Community Action Program (CAP) has been developing and sustaining essential resources and services to help strengthen and support at-risk individuals and families throughout Monmouth County. These include:

- Rapid Re-Housing
- Supportive Services
- Transportation Vouchers
- Nutrition Assistance
- Senior Health & Wellness
- Workforce Development
- Tutoring Programs
- School Readiness
- Science, Technology, Engineering, Arts, & Mathematics (STEAM) Summer Programs
- Homelessness Prevention
- Short-Term Rental Payments
- Rental Arrear Payments
- Security Deposits

UTILITY ASSISTANCE

The Utility Assistance Department oversees a variety of programs designed for New Jersey residents who are facing challenges with their utility bills. These include:

Payment Assistance for Gas & Electric (PAGE)

Low-Income Home Energy Assistance Program (LIHEAP)

New Jersey Natural Gas (NJNG) Gift Of Warmth

Universal Service Fund (USF)

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Housing Development & Property Management

HOUSING DEVELOPMENT

Since our founding in 1991, the AHA has successfully collaborated with dozens of municipalities and contractors to develop over 600 affordable homes in Middlesex, Monmouth, and Ocean Counties. We continually pursue opportunities to increase New Jersey's stock of affordable housing, we engage our industry both in partnership and advocacy, and we actively look to make our units energy-efficient and better prepared for tomorrow's housing standards.

New Development

The AHA is committed to developing affordable, homes for families, seniors, and people with special needs who lack the resources necessary to access safe, quality housing opportunities. Regardless of the scale or population, the AHA's goal is to ensure each development is built with dynamic partnerships and insightful community planning.

Existing Developments



While we look to expand the population we serve through new properties, we are also looking at opportunities within our existing portfolio. Repositioning assets to ensure a sustainable future for our properties and that of our residents is an essential part of the AHA's strategic objectives.

Municipal Partnerships



The AHA has a history of, and will continue to, work hand-in-hand with municipalities to meet their affordable housing goals and needs. We have a diverse background in working with towns of various sizes and demographics and helping them build seamless communities for their vulnerable populations.

Housing Rehabilitation

Handling the housing rehabilitation programs for multiple jurisdictions, the AHA ensures the home improvement needs of qualified low-income households are met with quality work and compassionate care. We work with the county, municipality, the homeowner, and the contractors to ensure a smooth and timely process.

PROPERTY MANAGEMENT

The AHA oversees the management and operation of 20 communities throughout Monmouth County. We pride ourselves in offering our residents safe, high-quality housing with links to services for all of life's challenges, while actively collaborating with them on community improvements and enrichment initiatives.

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Impact At A Glance

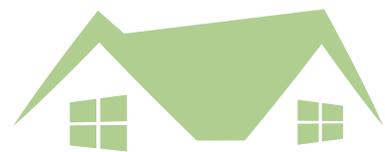
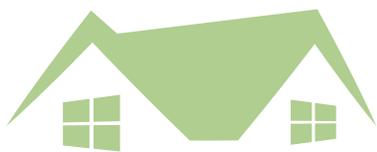
Since our founding in 1991, the Affordable Housing Alliance has grown and evolved to meet the changing needs of New Jersey residents. Throughout those years we've been able to make a lasting impact on the lives of many, and below we've highlighted just a few examples:

Our Impact

The Affordable Housing Alliance has successfully developed over 600 homes in Middlesex, Monmouth, and Ocean Counties. The AHA maintains an active and growing portfolio of affordable rental units, and actively pursues opportunities to add to New Jersey's stock of affordable homes.

Our Reach

Through our active collaborations with energy and utility companies, state-backed initiatives, and national organizations, the Affordable Housing Alliance has been able to award and distribute more than \$40,000,000 in utility assistance to New Jersey residents in its 30+ years of operation.



Our Partners

The Affordable Housing Alliance partners with other non-profit community organizations across the county and is an active member in public and private housing boards and committees. The AHA receives redevelopment funds from a variety of sources including federal, local, and state sources.

Our Purpose

Hope. It is our greatest offering. We are committed to moving people forward, always with personal attention, a helping hand, and an empathetic ear. Regardless of their situation, New Jersey residents know where to turn when things get challenging. For over thirty years, the Affordable Housing Alliance has been New Jersey's housing advocate.

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HEADQUARTERS | NEPTUNE, NJ

3535 Route 66, Parkway 100 Complex, Building 4, Neptune, NJ 07753
(732) 389-2958 | info@housingall.org | housingall.org

UTILITY ASSISTANCE | NEPTUNE, EATONTOWN, & FREEHOLD, NJ

3535 Route 66, Parkway 100 Complex, Building 4, Neptune, NJ 07753
59 Broad Street, Eatontown, NJ 07724
20 Gibson Place, Freehold, NJ 07728
(732) 982-8710 | utilityinfo@housingall.org | njpoweron.org

COMMUNITY ACTION PROGRAM (CAP) | EATONTOWN, NJ

59 Broad Street, Eatontown, NJ 07724
CAPdocs@housingall.org
(732) 876-3610 | ahacap.com

HOUSING OUTREACH | NEPTUNE, EATONTOWN, & TOMS RIVER, NJ

3535 Route 66, Parkway 100 Complex, Building 4, Neptune, NJ 07753
11 White Street, Eatontown, NJ 07724 - (732) 982 5072
1415 Hooper Ave, Suite 301, Toms River, NJ 08753 - (732) 256 8650
(732) 395-4481 | hrrcsupport@housingall.org | housingall.org



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AffordableHousingAlliance



(732) 389-2958



affordable-housing-alliance-nj



info@housingall.org



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