



# Affordable Housing Alliance 2022 Annual Report

# LEADERSHIP

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Dyese Davis, *Vice Chair*  
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Maria Delaplain, *Secretary*

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Mark Moore  
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Angie Brown, *Secretary*  
Jennifer Beck  
Dyese Davis  
Laurence Gurman  
Diana Warner

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**Mission Statement**

# OBTAIN AND MAINTAIN STABLE HOUSING

## WHO WE ARE

The Affordable Housing Alliance has been developing and operating affordable housing and providing housing-related resources for over thirty years. We administer a broad spectrum of programs aimed at assisting individuals and households to obtain and maintain stable housing. Throughout our expansion and growth, our team's tireless work has earned our organization a well-established reputation as a dependable partner committed to our mission.



# 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.



# LETTER FROM THE CEO

## Hello Friends and Supporters,

As we reflect on the past year, I am filled with a sense of pride and optimism for the Affordable Housing Alliance (AHA) and the important work we continue to undertake each day. We remain focused on continuing to develop affordable housing in our region and we are committed to moving the conversation forward by creating lasting change throughout our communities. Our mission to provide equitable and sustainable pathways to housing has never been more important, and I am grateful for the dedicated efforts of our team, partners, and supporters who continue to make our work possible.



In line with our commitment to providing comprehensive support throughout Monmouth and Ocean Counties, we have aggressively expanded Resident Services positions to continue to connect our residents with available community resources and services, and we continue to explore additional avenues to further utilize their training and expertise. We are excited to see the positive impact of our expanded Resident Services positions, and we remain fully committed to addressing the ongoing and evolving needs of our residents.

Our Utility Assistance Department continues to play a crucial role in supporting individuals and families across Monmouth County. Through programs like the Universal Service Fund (USF), the Low-Income Home Energy Assistance Program (LIHEAP), and the Payment Assistance for Gas and Electric (PAGE) program, we have provided vital support to residents struggling with utility expenses. Furthermore, thanks to American Rescue Plan (ARP) funding, we were able to help hundreds of Monmouth County residents clear their past-due balances, ensuring they could continue to access essential heating and cooling services.

Another highlight from the past year is our continued expansion into Ocean County, which will significantly increase our impact and potentially provide support to tens of thousands of additional families and individuals. By developing equitable and resilient partnerships, we can bring resources to where they are needed most, ensuring that affordable housing opportunities and resources are accessible to all.

As I reflect on the efforts of our dedicated team and tireless partners, I am immensely proud of all that we have accomplished. Each department within the AHA has contributed significantly to our overarching mission and together, we have made a positive impact on the lives of individuals and families, ensuring that they have access to safe, affordable housing and the necessary resources and support to thrive. I want to express my sincere gratitude for your continued support of the AHA. Together, we can continue to move the conversation forward and make a lasting difference in the lives of those in need. Our recent achievements inspire confidence in the bright future that lies ahead, and I am excited about what this next year holds for our organization and all of the communities we serve.

**Sincerely,**

A handwritten signature in black ink, appearing to read "Randi Moore".


Randi Moore, CEO

# OUR ACHIEVEMENTS

The AHA was proud to recognize the immense talent within our ranks and established new internal working groups to leverage our team’s skills and expertise more effectively. Our NeighborWorks Week group in particular proved to be instrumental in fostering collaboration, promoting innovative ideas, and maximizing the collective, and creative, potential of our team. Building on the successes of 2021, the AHA continued to focus on better understanding the reach and impact of our work and addressing areas of need with a robust understanding of our data. Another exciting development was the hiring of a dedicated grants manager to ensure the AHA is leveraging all available funding sources and maximizing our impact across Monmouth and Ocean Counties.



**24**  
Active Grants  
Throughout 2022  
Totaling Over  
**\$9,750,000**



**25**  
Oureach Events  
Attended  
Throughout  
2022



**83**  
Staff  
Members



**83**  
Attendees at our  
Golf Invitational  
With Fundraising  
Efforts totaling Over  
**\$26,000**



**72**  
Staff Members and Community Volunteers  
attended our NeighborWorks Week event where we focused  
on beautifying our Pine Tree Manufactured Home Village.

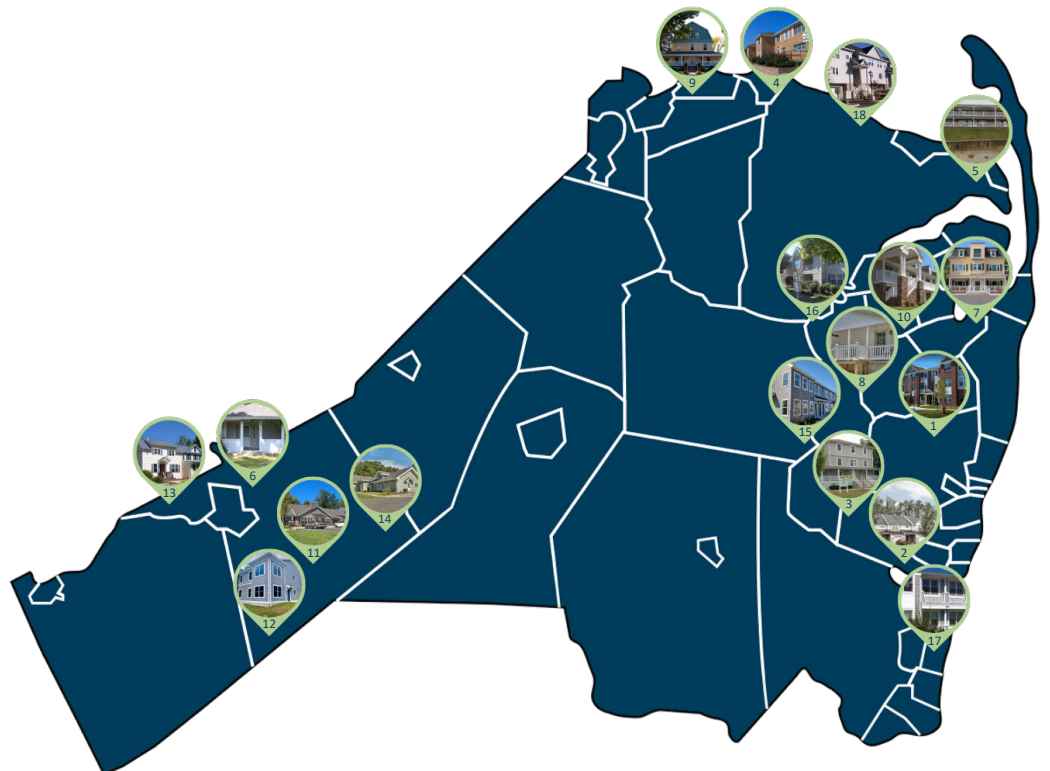
# OUR PROPERTIES

The Affordable Housing Alliance (AHA) takes great pride in its expanding portfolio of affordable housing situated throughout Monmouth County. We are excited to report that our continued efforts in 2022 saw the AHA invest \$550,787 in capital improvements to our properties, including renovations, HVAC improvements, and major flooring overhauls. In addition to improving the physical structures, the AHA continued to prioritize the well-being of our tenants by distributing \$353,660 in rental relief through the Monmouth County Emergency Rental Assistance Program (MCERAP). This program was essential in helping those struggling to make payments to stay safely housed and avoid eviction.

At the heart of our mission is the desire to build strong, vibrant communities that support all our residents equitably. As a proud member of NeighborWorks America, the AHA participated in NeighborWorks Week 2022 with a day of volunteering and community building at our Pine Tree Community in Eatontown. A large contingent of community partners, business leaders, and local volunteers joined us to refresh flower beds, trim shrubbery, and enhance access between residences. As we continue to develop and strengthen our local connections, the AHA remains committed to the input and support of our residents. We are grateful for their partnership as we work to evolve and improve our properties, day in and day out.

## AHA OWNED PROPERTY LOCATIONS THROUGHOUT MONMOUTH COUNTY

Property Name	Number of Units
1. Cindy Lane	48
2. Winding Ridge	98
3. Carver Inn	14
4. Grandview Apartments	131
5. Highlands Apartments	16
6. Millstone House	11
7. Oceanport Manor	12
8. Pine Tree	120
9. Viking House	19
10. Spring House	7
11. Burnt Tavern	Group Home
12. Novad Court	Group Home
13. Allen House	10
14. Millstone Place	4
15. Patriot Square	20
16. Beacon Place	28
17. Warren Ave. Apartments	4
18. Park Ave. Apartments	6





# FINANCIAL REPORT

## SHORT TERM LIQUIDITY

INCREASED BY 5%

### \$5,925,663



## TOTAL NET ASSETS

DECREASED BY 1%

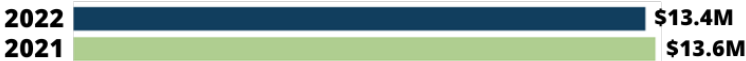
### \$15,027,400



## UNRESTRICTED DEPOSITS & FUNDED RESERVES

DECREASED BY 2%

### \$13,404,700



## LONG TERM LIABILITIES

INCREASED BY 5%

### \$18,589,300



### FUNDRAISING COSTS

Represents 1 cent of every dollar spent

### \$89,437



### DIRECT PROGRAM COSTS

Represents 88 cents of every dollar spent

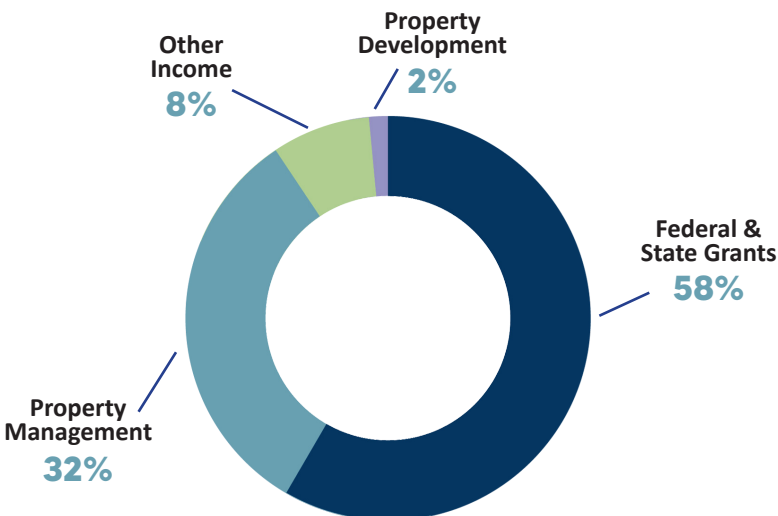
### \$12,603,675

### ADMINISTRATIVE COSTS

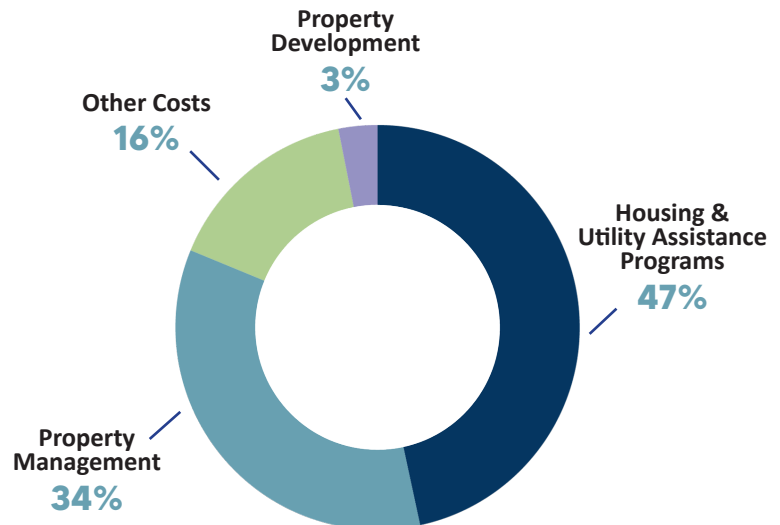
Represents only 11 cents of every dollar spent

### \$1,536,258

## OPERATING INCOME: \$14,001,104

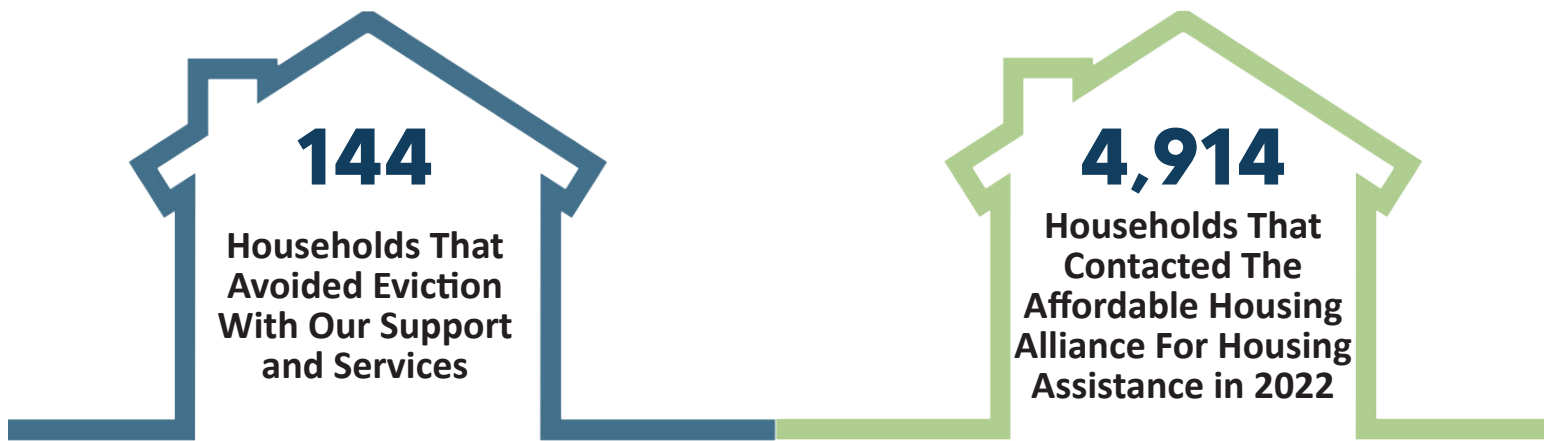


## OPERATING EXPENSES: \$14,229,370

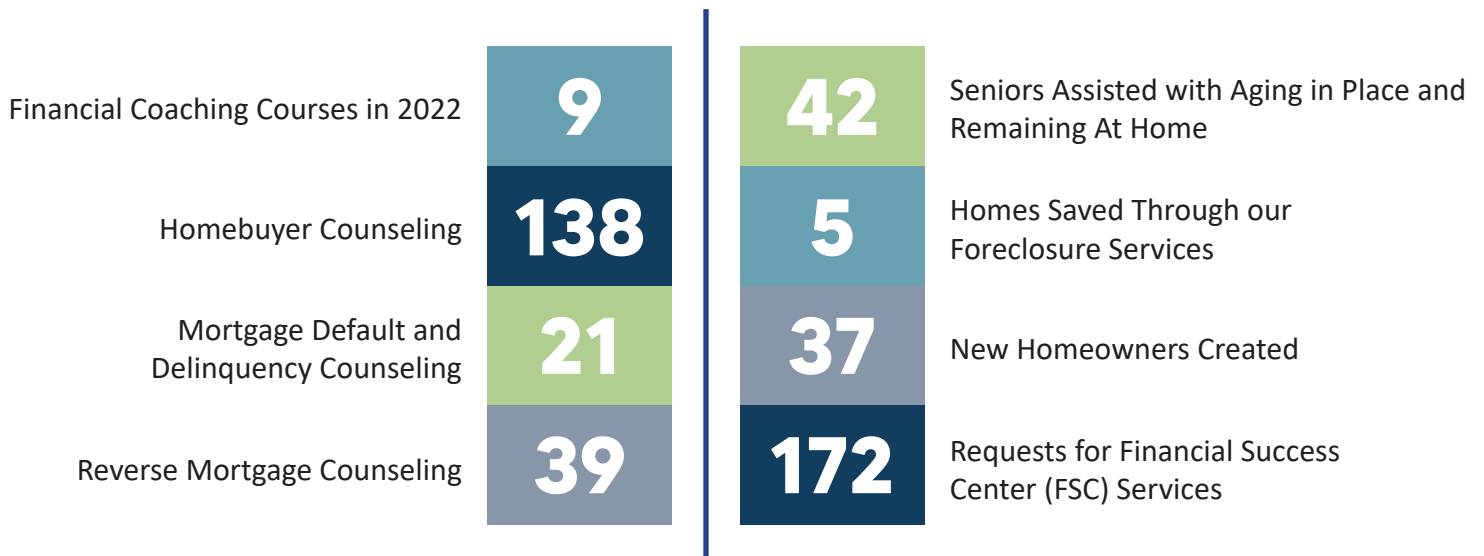


# HOUSING OUTREACH

The Affordable Housing Alliance (AHA) continues its 30+ year commitment to providing equitable, quality affordable housing, resources, and services through the work of our Housing Outreach department. This past year, we introduced a new program called the ‘Financial Freedom Bootcamp.’ Thanks to the support of NeighborWorks America and J.P. Morgan, we were able to launch this targeted pilot program that aims to empower individuals with financial knowledge and skills, enabling them to overcome barriers and achieve long-term fiscal stability. We are thrilled with the success of this year’s pilot and plan to expand this program into more communities to further enhance financial literacy and independence.



The AHA continues to leverage the expertise of our seven Department of Housing and Urban Development (HUD)-Certified housing counselors who play a crucial role in assisting residents with their various housing needs. Our counselors offer tailored guidance to individuals and families as they navigate their housing journey. They assist in improving credit scores and enhancing housing applications, thereby improving their chances of obtaining or maintaining housing that is affordable.

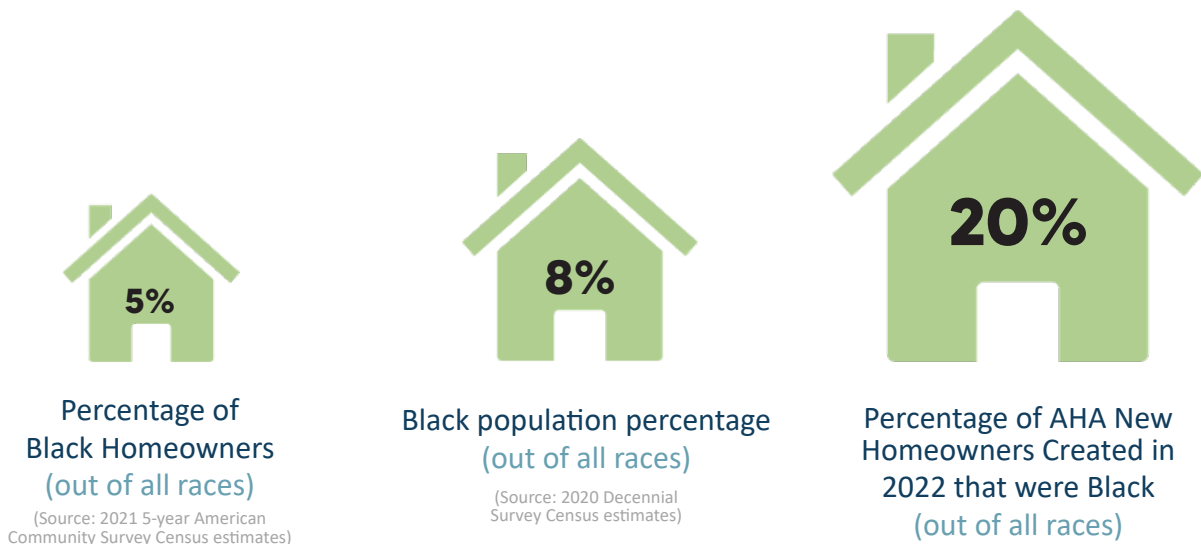


# HOUSING OUTREACH

By integrating the eHome America platform, the AHA has expanded its counseling services to deliver comprehensive online homebuyer and post-purchase education with the ability to reach a wider audience, and provide essential knowledge and resources to empower individuals for successful homeownership.

One of our overarching goals this past year was to increase homeownership among Black households. We recognized the disparities and inequities that exist in homeownership rates and have been actively working to address them. Through targeted outreach, education, and assistance programs, we have made significant strides in increasing homeownership opportunities for Black individuals and families.

## Percentage of Black New Homeowners Created by the AHA (out of all races) in Comparison to Homebuyer and Population Percentages: in Monmouth, Ocean, & Mercer County NJ



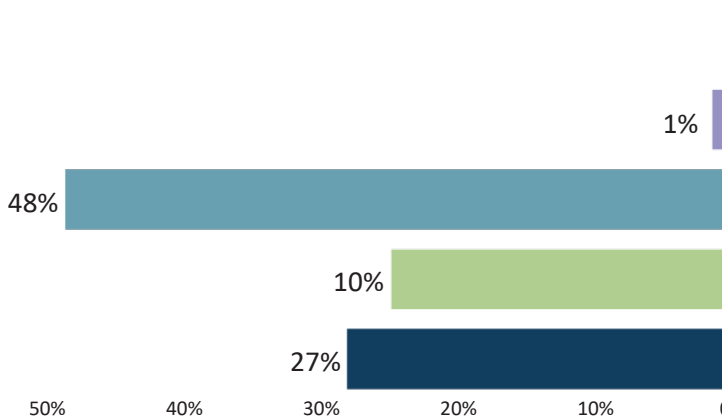
Furthermore, our commitment to affordable housing lotteries remained strong, and we are pleased to announce that we placed 32 eligible families and individuals into residences through four (4) housing lotteries this year. These lotteries provide opportunities for individuals and families to secure affordable homes, helping them achieve stable and affordable housing options.

The formation of the Housing Stability Department followed a thorough review of our systems and internal structures, ensuring that our efforts are streamlined and optimized. By unifying our Housing Outreach and Community Action Program efforts, we can better serve the community, providing specialized expertise, and delivering a wider range of resources to address housing challenges efficiently and effectively. The AHA remains committed to its mission and will continue to expand our programs, collaborate with partners, and advocate for equitable housing solutions to ensure that individuals and families in our communities have access to safe, stable, and affordable homes.

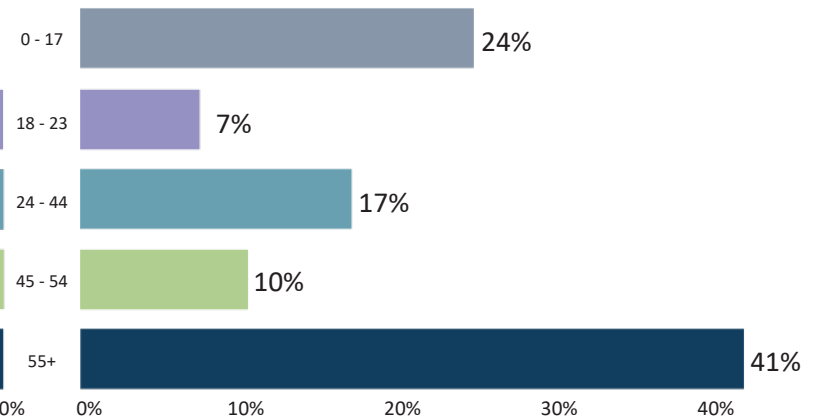
# UTILITY ASSISTANCE

The AHA continues to be a trusted source of utility assistance, further highlighted by the 25,880 utility-related phone calls our team handled in 2022. One major highlight of the past year was the utilization of American Rescue Plan (ARP) funding that helped hundreds of individuals and families clear their past-due utility balances, offering them much-needed relief during challenging times. Despite the continuation of pandemic-era moratoriums on shut-offs, the AHA remained committed to reaching and supporting those in need and was able to participate in 27 in-person outreach events across the state in 2022.

**PAGE Receipts by Age Group**  
(Only Head of Household)



**LIHEAP Receipts by Age Group**  
(Only Head of Household)



As the designated agency in Monmouth County to process Universal Service Fund (USF) and Low-Income Home Energy Assistance Program (LIHEAP) applications, the AHA strives to help clients heat their homes and keep their bills affordable. The Universal Service Program provides monthly credits for gas and electric service, as well as potential arrearage forgiveness. In the past year, the AHA took advantage of expanded income eligibility guidelines which allowed a family of four making up to \$111,000 annually to receive USF benefits even if they were over-income for LIHEAP. Through USF and LIHEAP, the AHA processed 3,530 applications and awarded a total of \$640,894 throughout the year, making a significant impact on residents' ability to afford their necessary utility services.

**\$3,112,962**

In PAGE Assistance Distributed Across New Jersey Throughout 2022

The AHA, With The Help Of Our Partners, Awarded

**7,581**

PAGE Grants Throughout 2022

**20**

Utility Affiliates Located Throughout New Jersey

**3,530**

Combined USF/LIHEAP Grants that were Awarded in 2022

**75%**

Of our LIHEAP Recipients Had a Female Head of Household Last Year

**\$640,894**

Of Combined USF/LIHEAP Funding Was Distributed in 2022

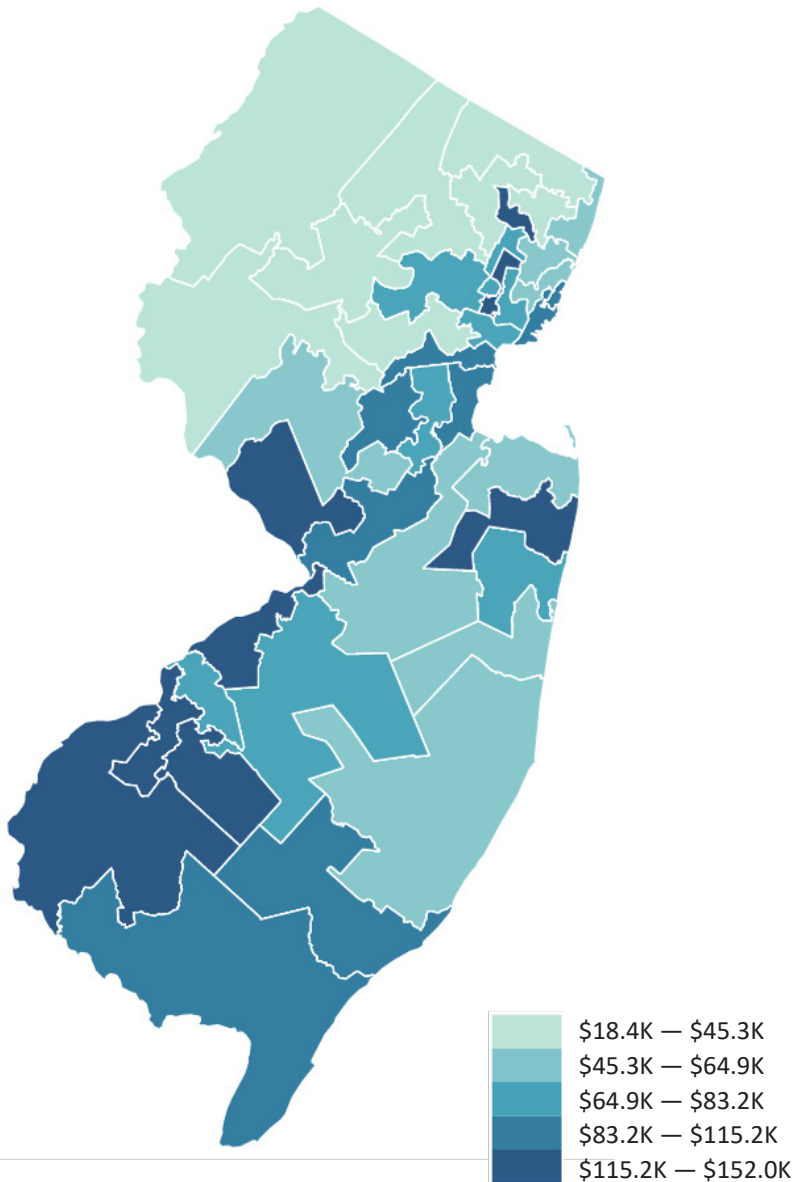
# UTILITY ASSISTANCE

## PAGE Benefits Received by Residents in NJ Legislative Districts 2022

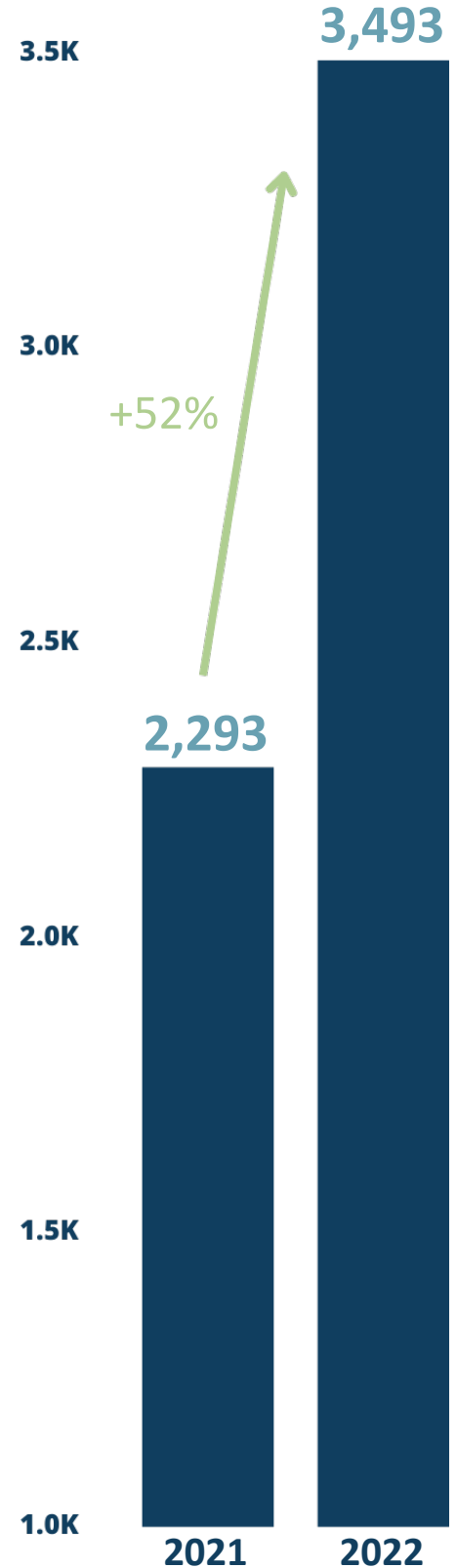
In 2022, the AHA also continued administering the Payment Assistance for Gas and Electric (PAGE) Program.

This state-funded assistance program helps zero- to moderate-income households across New Jersey who are experiencing economic hardship with past-due bills.

In 2022 alone 7,581 grants were approved totaling \$3,112,962 million in assistance.



## USF Grants Awarded



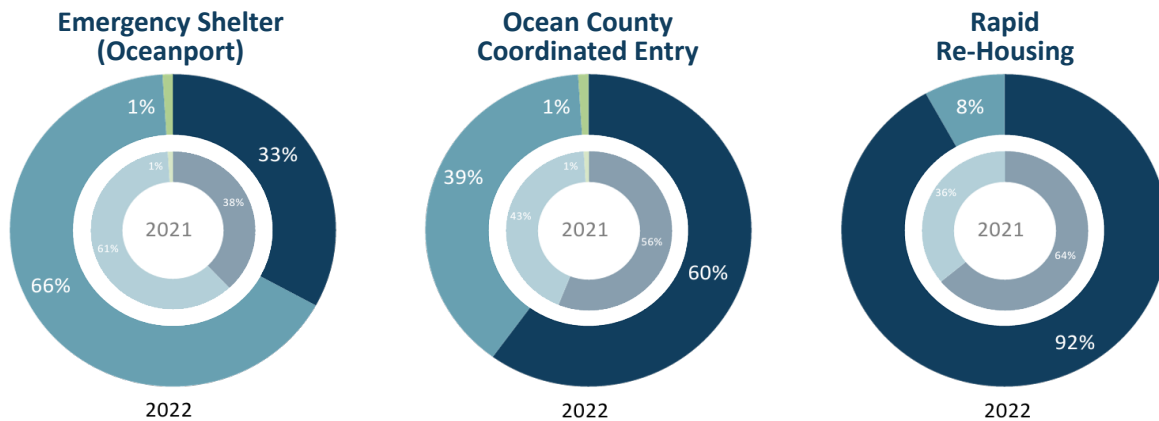
# COMMUNITY ACTION PROGRAM & HOMELESS SERVICES

The Affordable Housing Alliance (AHA) is proud to highlight the remarkable work carried out by our Community Action Program (CAP) this past year. For more than eight (8) years, CAP has been a steadfast partner supporting at-risk individuals throughout Monmouth County. Furthermore, 2022’s growth in staffing and funding has enabled us to broaden the scope of our services and better meet the needs of our community. This expansion has allowed us to reach more individuals who require our support, ensuring that our impact continues to be felt across Monmouth and Ocean Counties.

<b>137</b> Individuals Received Emergency Rental Assistance To Remain Housed	<b>25,546</b> Meals Served Through Our Partner Organizations Throughout 2022	<b>34</b> Summer Camp Scholarships Funded By The AHA Through Our Partner Organizations
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One of the notable achievements of the year was the exceptional dedication displayed by the AHA team with respect to the expansion and development of our Rapid Rehousing program. This program has played a crucial role in offering vital assistance to families and individuals experiencing homelessness, empowering them to find and maintain stable housing while reclaiming their independence. With the implementation of case management and comprehensive support services, we have witnessed remarkable success stories of individuals who have not only rebuilt their lives but also thrived in their newfound stability and resilience.

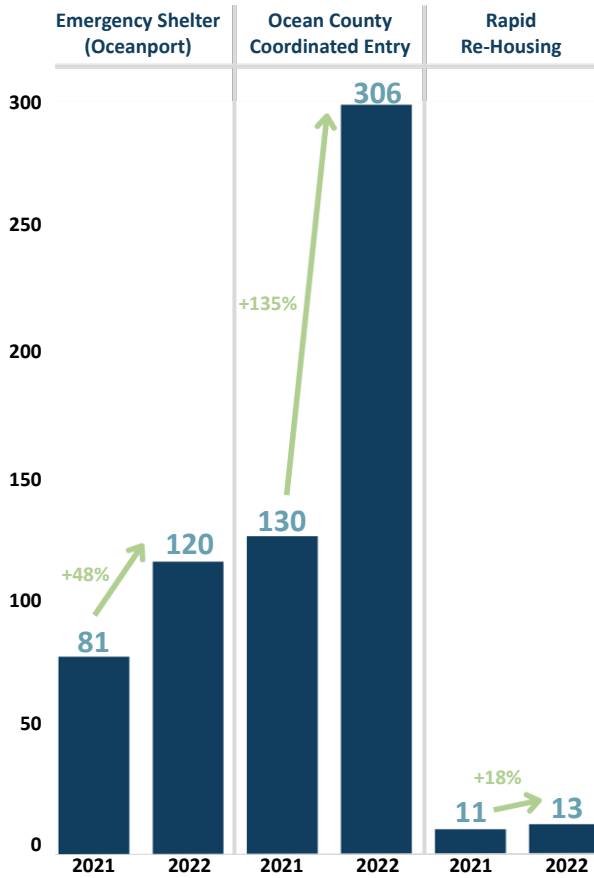
### Breakdown of Female, Male, and Other Gender’s in AHA Shelter Programs during 2021 & 2022



An exciting development on the horizon is the establishment of a new Housing Stability Department, a significant advancement in the organization’s mission to provide comprehensive housing resources and services tailored to the needs of Monmouth and Ocean Counties. This development is part of a larger reorganization strategy that encompasses the gradual introduction of new programs and positions, an expanded leadership team, and the potential for additional office locations to serve new communities in need of our services. As part of this move, the Community Action Program and Housing Outreach Departments will unite under the Housing Stability umbrella. This strategic move aims to enhance the coordination of services, foster specialization within the organization, and enable the AHA to broaden its reach and impact, with a particular focus on expanding access across Ocean County.

<b>200</b> Students Participated In The 2022 Edition Of The ‘Shop With A Hero’ Program which saw them receive gift cards to shop with local heroes including Fire Fighters, Police Officers, Educators, and Community Leaders
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### No. of Admissions by Homeless Services Program



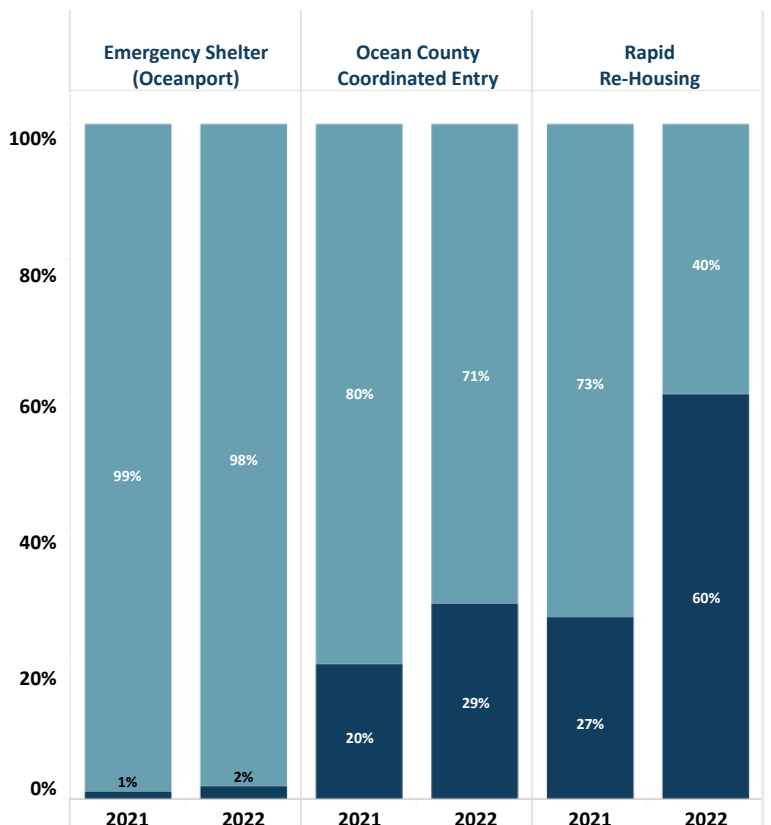
The AHA is proud of the achievements of our Homeless Services team. At its core is the Emergency Adult Shelter (EAS), which serves as a lifeline for Monmouth County adults without permanent housing. Our team works tirelessly to provide a safe and welcoming environment, healthy and nutritious meals, and comprehensive supportive services to those in need. Working closely with the Monmouth County Division of Social Services, we ensure that individuals requiring emergency housing receive the assistance and care they deserve.

Amidst the ongoing challenges posed by COVID-19, our commitment to responding to the needs of those experiencing homelessness remained steadfast. We continued to prioritize the placement of individuals, providing them with the safe and secure shelter they desperately needed during this critical time. Our shelter remained open 24/7, ensuring that vulnerable individuals had a place to receive the care and support they required.

2022 also saw the continued expansion of our Rapid Rehousing Program, which plays a pivotal role in swiftly connecting families and individuals facing a temporary loss of housing to permanent, stable housing solutions. By streamlining the process and providing essential resources, we have successfully guided many individuals on their journey toward self-sufficiency and housing stability.

The AHA would also like to extend our heartfelt gratitude to Trader Joe’s and Fulfill for their support. Their contributions have been instrumental in ensuring that our shelter residents have access to nutritious meals and essential provisions, providing comfort and stability during their stay. We have continued to collaborate with faith-based organizations and other non-profit entities as we work hand in hand to expedite access to emergency homeless services, and we look forward to future opportunities to expand the reach of these resources.

### Breakdown of Household Types in AHA Homeless Services Programs during 2021 & 2022



# HOUSING DEVELOPMENT

## The Township of Millstone



**Allen House 2** is still scheduled to feature ten (10) one-bedroom affordable apartments for seniors aged 62 and over. Located in central Millstone Township, it will mirror the previously constructed neighboring site, Allen House 1, which was completed in 2016. In addition to previously shared commitments of \$443,629 from Monmouth County HOME Funds, and \$400,000 from the Federal Home Loan Bank of NY, the AHA worked to secure \$300,000 from the Township of Millstone as well as additional funding from the Department of Community Affairs (DCA)'s Affordable Housing Trust Fund which now totals \$2,074,559.

**6 Novad Court** is planned to feature three (3), two-bedroom apartments for very low-income residents who are experiencing, or formerly experienced, homelessness. While the AHA has obtained a \$1,000,000 commitment from the DCA's National Housing Trust Fund, we can now confirm that we've also secured up to \$441,000 from Monmouth County through the use of HOME American Rescue Plan funds.

**Residences at Burnt Tavern** is a recently announced agreement with Millstone Township to develop 67 one, two, and three-bedroom apartments, 66 of which will be affordable to families earning below 60% of the Area Median Income. Plans call for an on-site community room, fitness room, social services office, and more, while also aiming to be Zero Energy Ready, which will make it the most efficient site in the AHA's portfolio. We anticipate primary funding sources to include 4% Low-Income Housing Tax Credits and New Jersey's Affordable Housing Production Fund. We expect to have our first application in for funds by the end of 2023.



# HOUSING DEVELOPMENT

## The Borough of Keansburg

### Carr Avenue - Model Views



Keansburg is in the midst of a development renaissance that our site is in the heart of. We are adjacent to the Carr Avenue Redevelopment Area, where the Borough has plans in place to eventually develop over 700 luxury apartments as well as shops, restaurants, and more as seen in the renderings on this page.

The AHA is proud to be working on a project that will complement the future of Keansburg while preserving affordable homes at its waterfront.

The AHA is excited to share that we've begun exploring future development and repositioning options for Grandview Apartments, a 131-unit family property that lies across from the Raritan Bay in Keansburg, NJ. The current site, garden apartments originally constructed in 1968, is situated within a flood plain and has had significant issues with water infiltration, especially post SuperStorm Sandy.

While the design is in its infancy, a future site will place all residential space and amenities above the flood line. The project will become a high-quality mixed use community, that continues to offer 131 family apartments at various levels of affordability, while seamlessly integrating other communities aspects.

### Carr Avenue - Model Views



# OFFICE LOCATIONS

## HEADQUARTERS

3535 Route 66, Building 4, Neptune, NJ 07753

## EATONTOWN

59 Broad Street, Eatontown, NJ 07724

11 White Street, Eatontown, NJ 07724

## FREEHOLD

20 Gibson Place, Freehold, NJ 07728

## TOMS RIVER

405 Washington Street, Toms River, NJ 08753

# CONNECT WITH US



(732) 389-2958



(732) 922-4100



[info@housingall.org](mailto:info@housingall.org)



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