


# AHA

affordable housing alliance

*Hope. Strength. Community.*



**HOUSING**  
**IS OUR**  
**MIDDLE NAME**

## **Affordable Housing Alliance** **2023 Annual Report**

# 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 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.



## Dear Friends,

## FROM THE DESK OF RANDI MOORE CEO, AFFORDABLE HOUSING ALLIANCE

As we reflect on another transformative year, I am filled with gratitude for the meaningful impact we've achieved together in 2023. Through unwavering dedication to our mission of improving the quality of life for all New Jersey residents, we've continued to evolve and expand our services to meet the growing needs of our communities.

A pivotal advancement this year was the strategic realignment of our housing stability programs to ensure we're bringing our full breadth of services to all who seek assistance. This restructuring reflects our core value of adaptability, allowing us to respond more effectively to the complex challenges our clients face. By integrating our housing counseling expertise across all services, we've strengthened our ability to provide comprehensive, client-centered support that truly makes a difference in people's lives.

I am proud to share several key achievements that demonstrate our commitment to both immediate assistance and long-term systemic change:

Our selection as one of only nine organizations nationally for a federal pilot grant represents a significant milestone in our residential services. The Affordable Housing and Supportive Services Demonstration opportunity not only expands our capacity to serve but enables us to measure and enhance our impact through evidence-based practices.

The success of our Getting Your Housing in Order (GYHIO) initiative's second round exemplifies our core value of hope in action. By providing culturally appropriate financial literacy training specifically designed for black households, we're actively working to break down long-standing barriers and create a more equitable housing landscape.

The opening of our Housing Resource Center in Toms River represents a new opportunity and hope for residents facing homelessness in Ocean County. Created through collaborative partnerships with the Toms River Housing and Homeless Coalition and Christ Episcopal Church, this center provides a welcoming space where individuals experiencing homelessness can connect with our dedicated staff and access vital housing programs. In 2023 alone, we've helped dozens of families transition from homelessness to stable housing—a testament to what we can achieve when we work together with integrity and purpose.

Perhaps most importantly, we've secured significant grant funding for 13 new housing units in Millstone, furthering our mission to develop and preserve affordable housing in New Jersey. This achievement demonstrates our core mission of ongoing commitment to creating tangible solutions for our community's housing needs.

None of these accomplishments would be possible without our passionate staff, generous partners, and supporters like you who share our belief that safe, decent, and affordable housing is a fundamental human right. As we move forward, we remain committed to meeting each person where they are in their unique journey, offering both immediate assistance and sustainable solutions that empower individuals to build their path forward.

Together, we will continue to create positive change and build a more vibrant community for all.




### AFFORDABLE HOUSING ALLIANCE BOARD OF TRUSTEES

#### EXECUTIVE COMMITTEE

J. Randy Bishop, Chair

Dyese Davis, Vice Chair

Peter Dontas, Treasurer

Maria Delaplain, Secretary

#### MEMBERS

Bernard Friel

Laurence Gurman

Maria Messano

Mark Moore

Anthony Privetera

Michael Stasi

Peggy Zarelli

# FINANCIAL REPORT

## SHORT TERM LIQUIDITY

INCREASED BY 35%

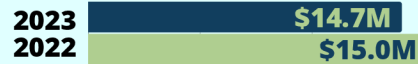
**\$8,022,804**



## TOTAL NET ASSETS

DECREASED BY 2%

**\$14,698,869**



## UNRESTRICTED DEPOSITS & FUNDED RESERVES

INCREASED BY 10%

**\$14,698,869**



## LONG TERM LIABILITIES

DECREASED BY 26%

**\$13,763,508**



### FUNDRAISING COSTS

Represents .005 cents of every dollar spent

**\$66,553**



### DIRECT PROGRAM COSTS

Represents 85 cents of every dollar spent

**\$12,605,475**



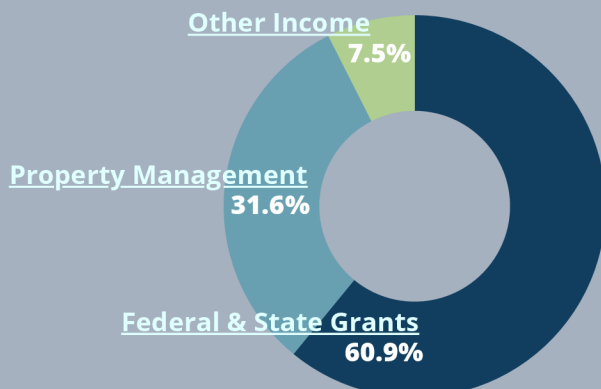
### ADMINISTRATIVE COSTS

Represents 14 cents of every dollar spent

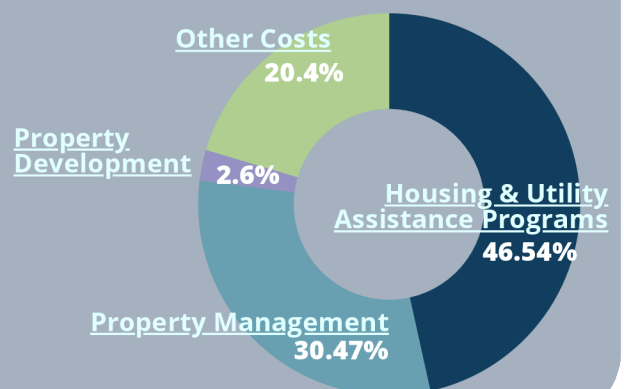
**\$2,087,450**



## OPERATING INCOME: \$13,855,313



## OPERATING EXPENSES: \$14,759,478





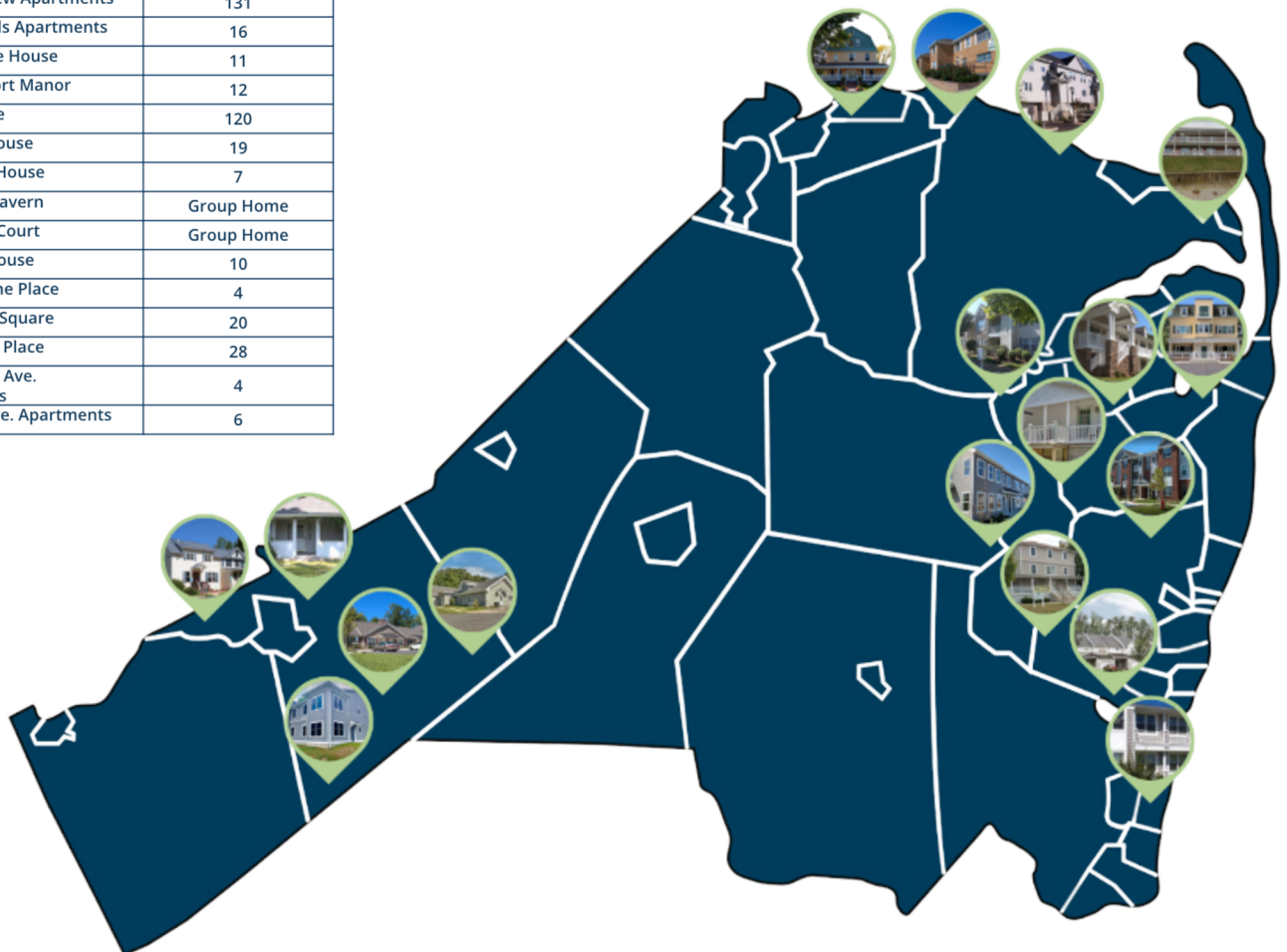
# OUR PROPERTIES

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 2023 saw the AHA invest \$300,357 in capital improvements to our properties, including renovations, HVAC improvements, and other renovations.

Building on these physical improvements and our commitment to comprehensive resident support, the AHA secured a significant federal grant through the Affordable Housing and Supportive Services Demonstration program in 2023. As one of just nine Community Action Agencies selected nationwide, we received funding to enhance supportive services for our Monmouth County residents through March 2025. This grant has enabled us to integrate two full-time Residential Services Coordinators (RSCs) who work directly with residents to assess their needs and connect them with vital resources. Through these coordinators, we've strengthened our partnership with Collaborative Support Programs of New Jersey to provide comprehensive mental health, alcohol, and substance-use disorder services. The success of this pilot program positions us to potentially expand these essential support services, demonstrating our dedication to not just housing our residents, but helping them thrive.

## 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



# HOUSING DEVELOPMENT

In 2023, the Affordable Housing Alliance made significant strides in expanding our affordable housing initiatives through substantial grant funding and strategic partnerships. Our development pipeline represents our ongoing commitment to creating quality, affordable homes across Monmouth County, with three key projects moving forward to address critical housing needs in our community.



**Residences at Burnt Tavern**

**27 Burnt Tavern Road** marked a major milestone in 2023 with the receipt of a "Declaration of Intent" from the New Jersey Housing and Mortgage Finance Agency (NJHMFA). This preliminary commitment includes over \$14 million in mortgage funding and approximately \$9 million from the Affordable Housing Production Fund. As we move into 2024, we will pursue formal commitments for these funds while simultaneously seeking Township Planning Board approval for this transformative project.



**Allen House 2**

**Allen House 2** has successfully secured full funding totaling \$3,218,199 for its development of ten one-bedroom apartments serving seniors aged 62 and over. In 2023, we finalized several key agreements including \$2,074,559 from the NJ Department of Community Affairs (formally placed in agreement in 2023, 2019 & 2021), \$443,639 in Monmouth County HOME funds, and \$300,000 from Millstone Township. The project was also previously awarded \$400,000 from the Federal Home Loan Bank of NY, through our member partner Amboy Bank. With all funding now in place, construction is scheduled to begin in the first half of 2024, bringing us closer to expanding our senior housing options in central Millstone Township.



**6 Novad Court**

**6 Novad Court**, our specialized housing initiative for formerly homeless individuals, has obtained total funding of \$1,441,000 through a combination of NJ Department of Community Affairs funding and Monmouth County HOME American Rescue Plan funds. The DCA funds were previously committed and entered into project agreements in 2023, while the 2021 Monmouth County HOME ARP funds were formally committed in 2023. This three-unit development, featuring two-bedroom apartments for very low-income residents, is scheduled to begin construction in early 2024, advancing our mission to serve our community's most vulnerable populations.

# HOUSING STABILITY

In 2023, AHA implemented a strategic reorganization by merging efforts around programs into a unified Housing Stability service, eliminating operational silos and enhancing assistance delivery. This restructuring introduced a more comprehensive approach to client services, where individuals seeking assistance now receive expanded support, including personalized meetings with housing stability counselors for budget development and resource navigation. We've reimagined staff roles to better serve our clients – for instance, Housing Intake staff are now Program Navigators, encouraging broader conversations about available assistance programs and enabling more effective support delivery.

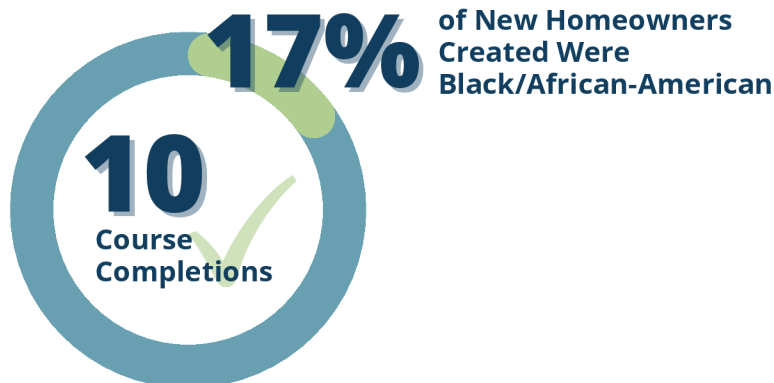
## Housing Counseling Services

As a HUD-certified housing counseling agency, AHA provides comprehensive support across multiple housing needs. Our Housing Stability Counselors offer services ranging from rental counseling to first-time home buyer guidance, foreclosure intervention, and reverse mortgage counseling for seniors. The department has expanded its services since COVID-19, particularly in rental housing counseling, while maintaining its commitment to financial education for prospective homeowners.



## Getting Your House in Order (GYHIO) Initiative

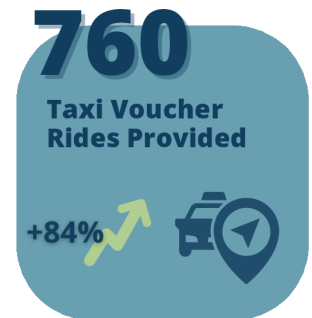
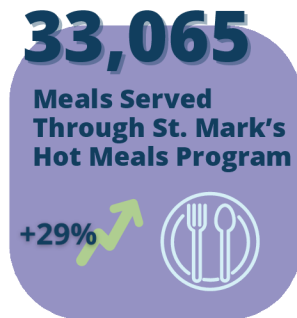
AHA has strengthened its commitment to increasing homeownership among BIPOC households through innovative programming. Our Financial Boot Camp Program, featuring the culturally specific "Getting Your House in Order" curriculum, provides targeted education and financial counseling. This four-week course creates a supportive environment for participants to address credit improvement and debt reduction, with incentive payments of up to \$1,600 for achieving financial goals.





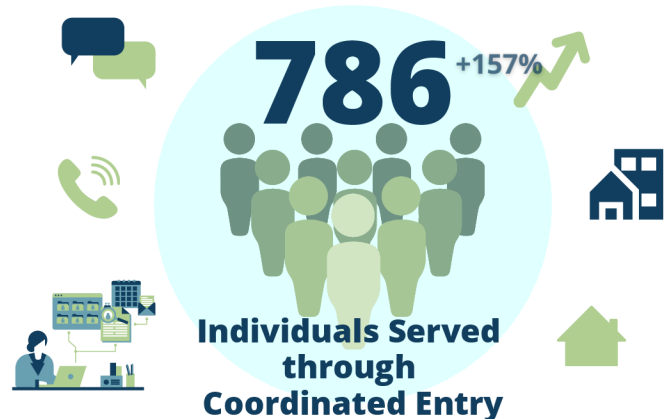
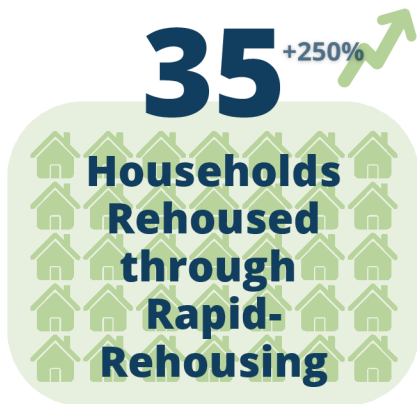
### Community Action Programs (CAP)

Through Community Service Block Grant Funding (CSBG), we operate vital community programs including homeless prevention, utility assistance, transportation, youth enrichment, and feeding programs. These services have been instrumental in stabilizing numerous Monmouth County households.



### Ocean County Homeless Services

Our Ocean County Coordinated Entry (CE) and Rapid Rehousing (RRH) teams achieved full operational capacity in 2023, significantly expanding our ability to serve homeless individuals and families. The CE team conducts intakes while the RRH team focuses on securing permanent housing opportunities and providing temporary rent assistance and stability counseling.





# UTILITY ASSISTANCE

The AHA demonstrated its continued commitment to supporting New Jersey residents with utility assistance throughout 2023, marked by significant increases in both the number of households served and assistance provided. This year saw a notable 37% increase in LIHEAP grants awarded, with 4,834 households receiving critical heating assistance. The total LIHEAP funding distributed reached over \$1 million, representing a substantial 60% increase from the previous year.

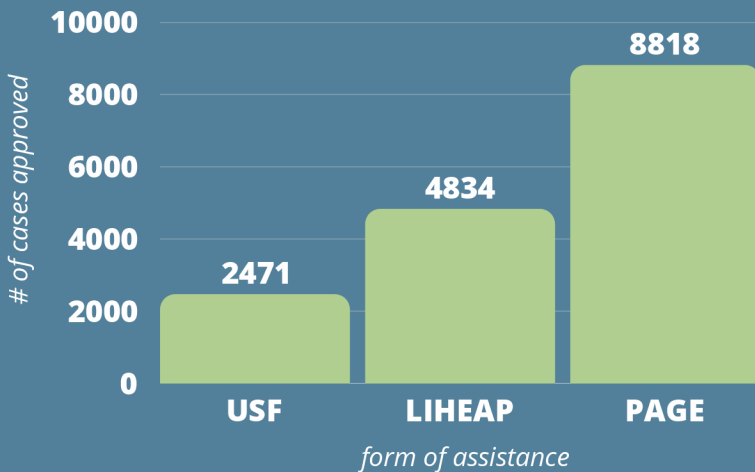
As the designated agency in Monmouth County for Universal Service Fund (USF) and Low-Income Home Energy Assistance Program (LIHEAP) applications, the AHA helped 2,471 households access USF benefits in 2023, a 19% increase from the previous year. Our commitment to reaching those in need resulted in a total of 13,652 combined PAGE and USF/LIHEAP grants awarded throughout the year, marking a 23% increase from 2022.

**USF**

**LIHEAP**

**PAGE**

## Grant Award Volume (Cases)



## Case Productivity

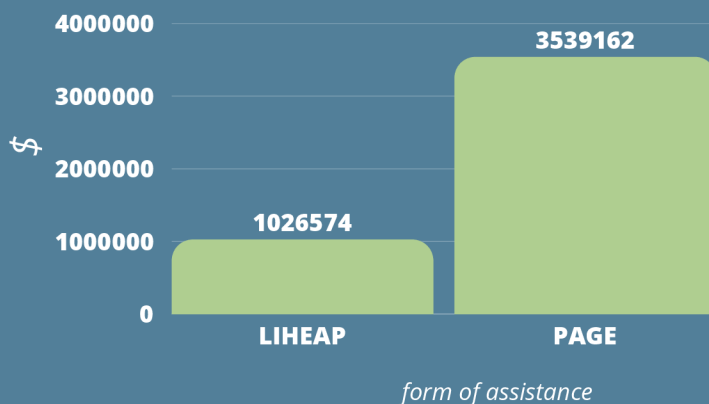
**+19% USF**  
**+37% LIHEAP**  
**+16% PAGE**

**\$4,565,736**

**in Grants Awarded**

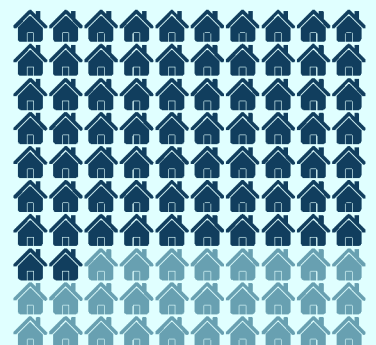
through USF, LIHEAP, & PAGE

## Grant Award Volume (\$)



**72%**

**of Households Served were Female-Headed**

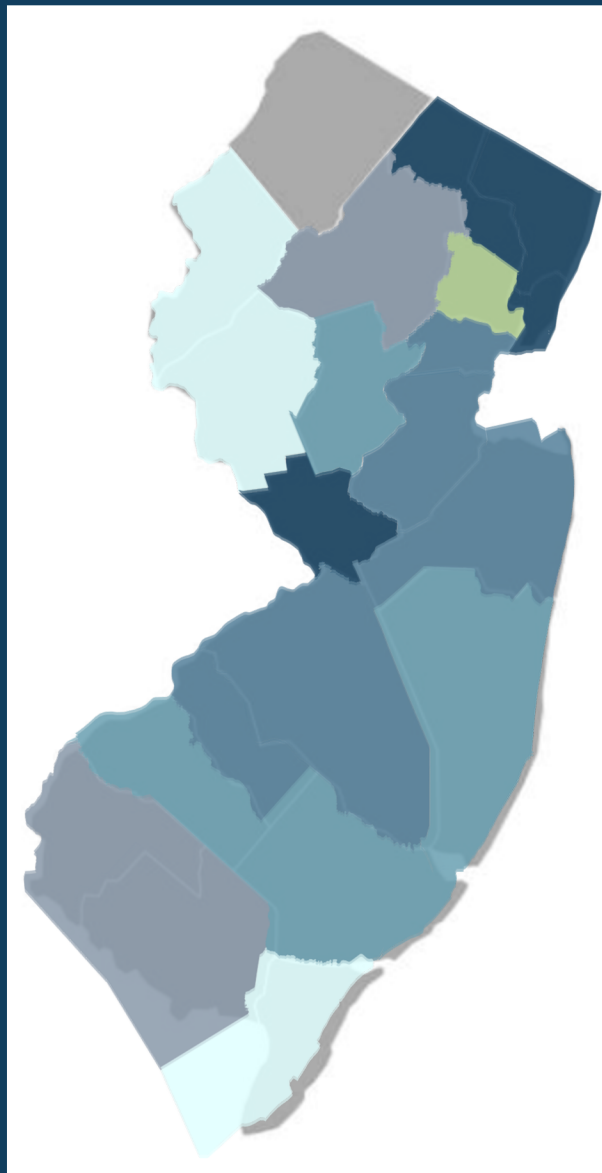


# UTILITY ASSISTANCE

## PAGE Benefits Impact in 2023

The Payment Assistance for Gas and Electric (PAGE) Program continued to be a crucial resource for New Jersey households facing economic hardship. In 2023, we approved 8,818 PAGE grants, a 16% increase from the previous year, distributing over \$3.5 million in assistance. This achievement reflects our ongoing dedication to helping residents maintain stable utility services during challenging times.

Through our comprehensive utility assistance programs, the AHA distributed a combined total of \$4,565,736 in PAGE and USF/LIHEAP grants during 2023, representing a 22% increase from the previous year. This substantial increase in both the number of grants awarded and total funding distributed demonstrates our continued effectiveness in meeting the growing needs of New Jersey residents.



## PAGE Grant Award Volume (\$) by County

AHA processed assistance for **20/21** NJ Counties

### Key

3.3K-8K
14K-20.8K
41.5K-63.6K
81K-135.7K
172.6K-203.9K
440.6K

# OFFICE LOCATION

## HEADQUARTERS

3535 Route 66, Building 4  
Neptune, NJ 07753

## CONNECT WITH US



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(732) 922-4100



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