



Tickets Are Selling Out, and We're So Close to Our Goal!

A Letter from Our CEO

Dear Friends,

Our 35th anniversary celebration is just three weeks away. Join us on Wednesday, October 7th as we celebrate 35 years of building affordable futures. This is a friendly reminder to purchase your tickets and sponsorships by Wednesday, September 23rd, as space is limited and tickets are selling fast. We look forward to seeing you there.

Unable to attend? You can still show your support with a digital ad. All details are at the link below.

[GET YOUR TICKETS & ADS HERE](#)

This has also been a season of real momentum in our development work.



Millstone Commons



3rd Avenue Spring Lake



Millstone Senior Housing III

- **Millstone Commons** is now accepting pre-applications for our housing lottery, bringing us one step closer to opening **67 new affordable rentals** in Millstone Township. (*Application Link Below*)
- Our **Spring Lake** renovation of **three affordable apartments** is on track to complete this month.
- Our neighborhood revitalization work also reached major milestones. A portion of **Keansburg** is now officially a **designated NRTC neighborhood**, and we

secured a Federal Home Loan Bank of NY award to launch a 10 home rehabilitation program in the North Middletown NRTC neighborhood.

- And for **Millstone Senior Housing III**, we were **awarded funding** from the Federal Home Loan Bank of NY, bringing this future senior rental community closer to reality.

None of this happens without partners and supporters like you.
As we close in on our anniversary celebration, thank you for
being part of this journey.

With gratitude,



Randi Moore
Chief Executive Officer
Affordable Housing Alliance

AHA Highlights: Building Paths to Homeownership



From HUD Certification to Real Dreams: 20 Years of Homebuyer Counseling

In 2005, AHA received HUD certification to provide housing counseling services, a milestone that launched two decades of helping renters become homeowners.

Twenty years later, that work continues to change lives. Read one client's story who turned homeownership from a dream into reality through our counseling program.



AHA Staff and new homeowner Lindsay M. and family at Monmouth County Habitat for Humanity home dedication ceremony.

From Dream To Doorstep

When Lindsay first reached out to AHA, she came with a clear goal and a strong foundation: solid savings, a desire to plant roots in Monmouth County, and a genuine drive to give back to her community. What she needed was guidance, and that's exactly what our Homebuyer Counseling & Education Program is designed to provide.

[Read More Here](#)



Ready to buy your first home?

Explore AHA's Housing Counseling & Education Workshops

Register Here

AHA Open Waitlists

MILLSTONE
COMMONS

AN AHA COMMUNITY

27 Burnt Tavern Road, Millstone, NJ

67 NEW 1-, 2-, 3- Bedroom Affordable Apartments

SUBMIT YOUR PRE-APPLICATION BY
SEPT 28, 2026 TO ENTER THE
LOTTERY

WWW.MILLSTONELIVING.COM

Income Restrictions Apply. See Website for Details.

Bedrooms	# of Units	Max Rent	2026 Max Income for 1 Person HH	2026 Max Income for 2 Person HH	2026 Max Income for 3 Person HH	2026 Max Income for 4 Person HH	2026 Max Income for 5 Person HH	2026 Max Income for 6 Person HH
1	13	\$791 - \$1,516	\$29,350 (very low) \$49,250 (low) \$59,100 (mod)	\$33,750 (very low) \$56,250 (low) \$67,500 (mod)	N/A	N/A	N/A	N/A
2	40	\$949 - \$1,819	N/A	\$33,750 (very low) \$56,250 (low) \$67,500 (mod)	\$37,980 (very low) \$63,300 (low) \$75,960 (mod)	\$42,180 (very low) \$70,300 (low) \$84,360 (mod)	N/A	N/A
3	14	\$1,096 - \$2,102	N/A	N/A	\$37,980 (very low) \$63,300 (low) \$75,960 (mod)	\$42,180 (very low) \$70,300 (low) \$84,360 (mod)	\$45,570 (very low) \$75,950 (low) \$91,140 (mod)	\$48,930 (very low) \$81,550 (low) \$97,860 (mod)



Submit your pre-application before September 28, 2026 to join the housing lottery for Millstone Commons!

This income-restricted community offers brand-new, 1-, 2- and 3-bedroom units for very low-, low-, and moderate-income families.

The community, located at 27 Burnt Tavern Road, will offer Very Low- to Moderate-income one-, two-, and three-bedroom apartments— including units set aside for individuals and families facing homelessness.

Each home comes with a full kitchen, in-unit washer/dryer, Energy Star appliances, and energy-efficient heating and cooling, all built to Zero Energy Ready standards. Conveniently located near Route 195, about an hour from both Philly and NYC.

Go to <https://millstoneliving.com/> to submit your pre-application.

Future AHA Communities

Check out our latest development projects, like these 6 single-family homes in our Gordon Homes community coming to Robbinsville in 2028!

[Read More Here](#)



Sign up to receive AHA's monthly Housing Opportunity Bulletin in your inbox. We curate this bulletin to the best of our ability to provide you with the latest rental and for sale affordable housing listings in NJ.

[Sign Up Here](#)

<---To get September's issue click on the Housing Bulletin Image

AHA Upcoming Events & Virtual Workshops

**FOR ALL AHA EVENTS & WORKSHOPS
GO TO**

<https://housingall.org/events/>

HOMEBUYER EDUCATION WORKSHOP



MONDAY, SEPTEMBER 21ST

5:30-7:30 PM



**Interfaith Neighbors' Launch Center
1201 Springwood Ave. #104
Asbury Park, NJ 07712**

COME LEARN MORE ABOUT:

- SAVINGS/BUDGETING
- CREDIT
- THE HOMEBUYING PROCESS
- HOUSING AFFORDABILITY
- AFFORDABLE MORTGAGE PRODUCTS
- DOWN PAYMENT ASSISTANCE

RSVP to christiec@interfaithneighbors.org

Pre-Registrants will be served pizza!



**OCEANFIRST
BANK**



AHA, Interfaith Neighbors & OceanFirst Bank invite you to a free in-person
Homebuyer Education Workshop
Monday, September 21st from 5:30pm-7:30pm

Please RSVP to christiec@interfaithneighbors.org

FREE



Thinking about buying a home? Join AHA for our Virtual Homebuyer Education Class Saturday, September 26, 10am- 4pm

**Learn the homebuying process from industry
professionals**

**Learn how to overcome challenges facing today's
homebuyers**

**This class satisfies requirements for assistance
programs**

**Register
Here or
On-line at:**



housingall.org/Events



For more information call (973) 494-8735

The Affordable Housing Alliance is a 501(c)(3) nonprofit organization



Buying a home is a highly involved process and The Affordable Housing Alliance has put together a full day workshop that covers it all! Join us as we present this comprehensive program along with area professionals that include a Loan Officer, Realtor, Insurance Agent and more! You will have the opportunity to ask questions and get answers! Participation in this class satisfies education requirements for area closing cost/down payment assistance programs.

CLICK HERE TO REGISTER FOR HOMEBUYER ED WORKSHOP

***Take control of your spending with
AHA's complementary financial workshops.***
*Learn how to budget, manage your credit, pay down debt and most
importantly save!*

FREE

**VIRTUAL
September
WORKSHOPS**



BUDGETING IN UNCERTAIN TIMES

FINANCIAL WORKSHOPS

VIRTUAL SESSIONS, 9/9 & 9/23

**Empower Yourself to Take Control of Your Financial Freedom
with our virtual classes!**

PART 1

September 9th 6–7:30

PART 2

September 23rd 6– 7:30

Part 1:
**Changing Spending
Habits, Budgeting
and Banking**

Part 2:
**Managing Credit,
Paying Down Debt
and Saving**

**Register
Here or
On-line at**



housingall.org/Events



Questions? Contact Us at (973) 494-8735

The Affordable Housing Alliance is a 501(c)(3) nonprofit organization

Visit Us:



For 35 years, the Affordable Housing Alliance has stood alongside New Jersey residents during life's most challenging moments. We understand that financial uncertainty can feel overwhelming, that's why we've created a workshop to bring you practical support when you need it most.

Whether you're managing a fixed income or facing potential changes to your financial situation, this workshop provides actionable tools to help you regain control.

CLICK HERE TO REGISTER FOR BUDGETING WORKSHOPS

Easy Electricity Bill Savings

No panels on
your roof!

Lower your electricity bill
with community solar

- ✓ Discounts appear directly on utility bills
- ✓ Renters and homeowners eligible
- ✓ No long-term commitment, and no added cost to you!

AT LEAST 15% DISCOUNT
on solar credits on your utility bill



**2 Easy Ways to Enroll
in Just 5 Minutes**

- 📱 Scan the QR Code
- 🌐 Visit JoinSolar.com/AHA

Use Promo Code: **AHA**

Have Questions?
Call 732.589.7529



At least 15% discount for new Solar Landscape enrollments.
Subscriptions and at least 15% discount have limited availability.

**USE PROMO CODE
"AHA"
& SAVE ON YOUR ELECTRIC BILL**

Enroll Here



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.

*The Affordable Housing Alliance is a 501(c)(3) nonprofit organization.
Follow us on our socials and check out our website below HousingAll.org.*



[Our Website](#)



Affordable Housing Alliance | 3535 Rt 66 Parkway 100 Complex Building #4 | Neptune, NJ 07753 US

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