



# Uniting for Impact: Leaders & Residents Shaping the Future of Housing

**Nicole M. Gillespie, PhD**

Mayor, Township of Moorestown

**Ashton Jones, PP, AICP, CFM**

Planning & Landscape Architecture  
Department Head,  
Remington & Vernick Engineers

**Chris Pugliese**

Director of Housing Development,  
Affordable Housing Alliance

Housing as a Human Right: From Innovation to Impact

October 9, 2024



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# Moorestown Township

Mayor Nicole Gillespie

# Moorestown township, Burlington County, NJ

County Subdivision in: [Burlington County, NJ](#), [New Jersey](#), [United States](#)

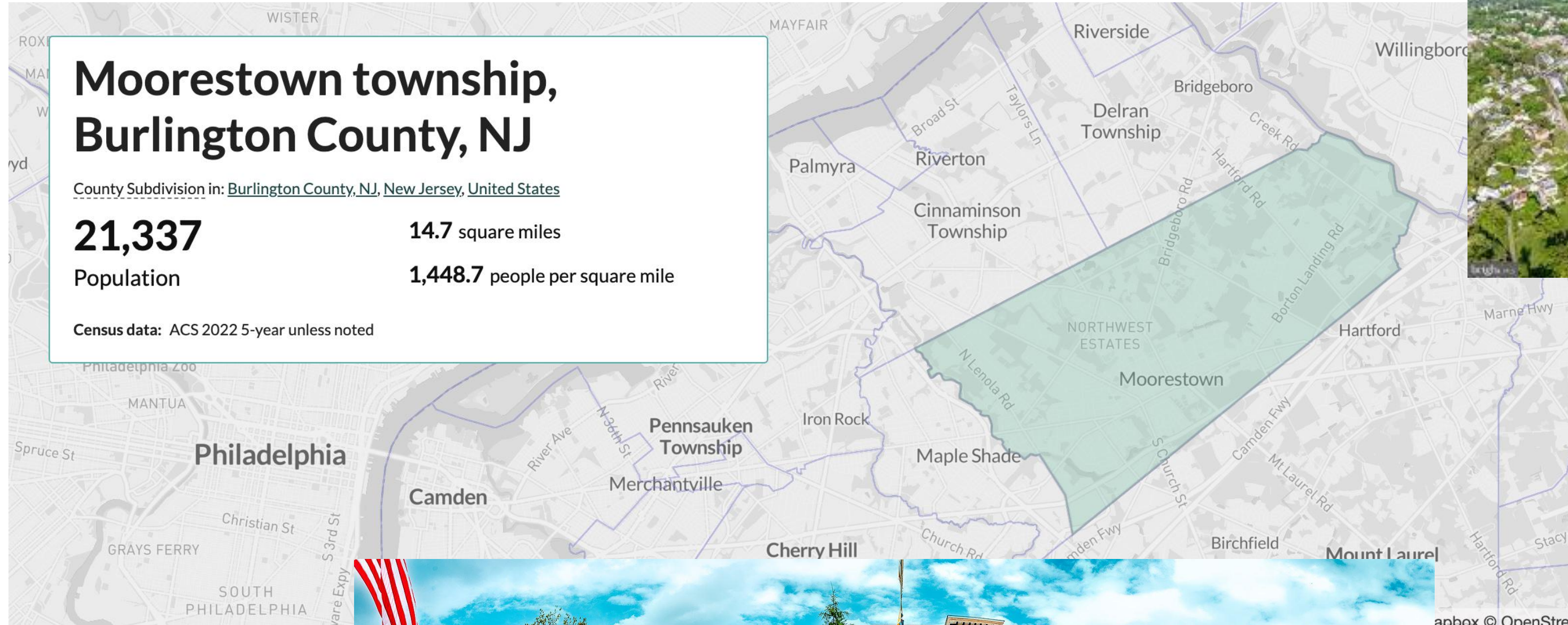
**21,337**

Population

**14.7** square miles

**1,448.7** people per square mile

Census data: ACS 2022 5-year unless noted



~8000 current residences

# Moorestown Round 3

**May 2022 Final Judgement of Compliance and Repose:**

**Round 3 Obligation: 1167 Units**

**Realistic Development Potential: 633 Units**

	<b>140</b>	<b>Existing units or extensions of expiring controls</b>
	<b>338</b>	<b>New units to be created</b>
<b>+</b>	<b>159</b>	<b>Bonus credits (maximum available)</b>
<b>=</b>	<b>633</b>	<b>Total RDP obligation</b>
		<hr/>
		<b>+ Unmet need/overlay zoning for 303 additional units</b>

# Mooretown Round 3

100% Affordable Developments	Inclusionary Developments	Other
81 units, senior housing**	152 total units/76 affordable*	20 affordable units (group housing)
75 units, family housing*	173 total units/35 affordable	
	184 total units/36 affordable	
	83 total units/17 affordable	
	26 units/4 affordable	
	1065 units/213 affordable**	
	390 units/78 affordable	
	60 units/ 12 affordable	

\*HMFA funding/PILOTs  
 \*\* 12.5% PILOT for 375/75  
 + 400 unit market rate development

At least 1549 total new units or ~20% increase in housing



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affordable housing alliance

*Hope. Strength. Community.*

- 501 c3 organization formed in 1990
- Developed, Own, and Manage about 600 apartments throughout Monmouth County
- All apartments are affordable and many serve a Special Needs population
- Provide a variety of Housing Stability Based Services
  - Homeownership Counseling, Financial Counseling, Emergency Shelter, Homeless Prevention Assistance, Rapid Rehousing and Utility Assistance



# Chris Pugliese

- **Director of Housing Development at AHA since 2021**
  - Actively developing and implementing a housing pipeline including numerous populations, sizes, and funding sources (LIHTC, AHTF, NHTF, HOME, HOME ARPA, FHLBNY, Municipal Trust Funds, Private Loans, Private Grants, and more)
- **Previous Experience**
  - **Conifer Realty, Project Director 2015-2021**
    - For Profit Low Income Housing Tax Credit Developer
    - Assisted in Creating over 600 apartments throughout NJ, PA, and NY
  - **Long Branch Housing Authority 2008-2015**
    - Assisted in the Redevelopment of of 5 Public Housing Developments and creation of over 300 apartments in Long Branch, NJ

# Under Construction

## 6 Novad Court

- Featuring 3 Two Bedroom Apartments (Homelessness)
  - NJDCA National Housing Trust Fund - \$1,000,000
  - Monmouth County HOME American Rescue Plan - \$441,000



## Allen House II

Featuring 10 One Bedroom Senior Apartments

- NJDCA Affordable Housing Trust Fund - \$2,074,000
- Monmouth County HOME - \$443,000
- Federal Home Loan Bank of NY - \$400,000
- Township of Millstone - \$300,000 plus Land



# Pre-Development

## 27 Burnt Tavern Road

- Featuring 67 One, Two, and Three Bedroom Family Apartments
- Funding Sources projected to include:
  - NJ Affordable Housing Production Fund – Applied for \$9,100,000 – Obtained DOI
  - NJHMFA Permanent Financing – Applied for over \$13,000,000 – Obtained DOI
  - 4% Low Income Housing Tax Credits



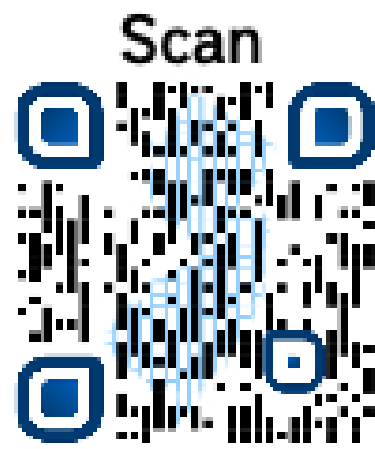
**Prospective Projects of Various Sizes (Tailored by Community) in many other municipalities!**

**Chris Pugliese**

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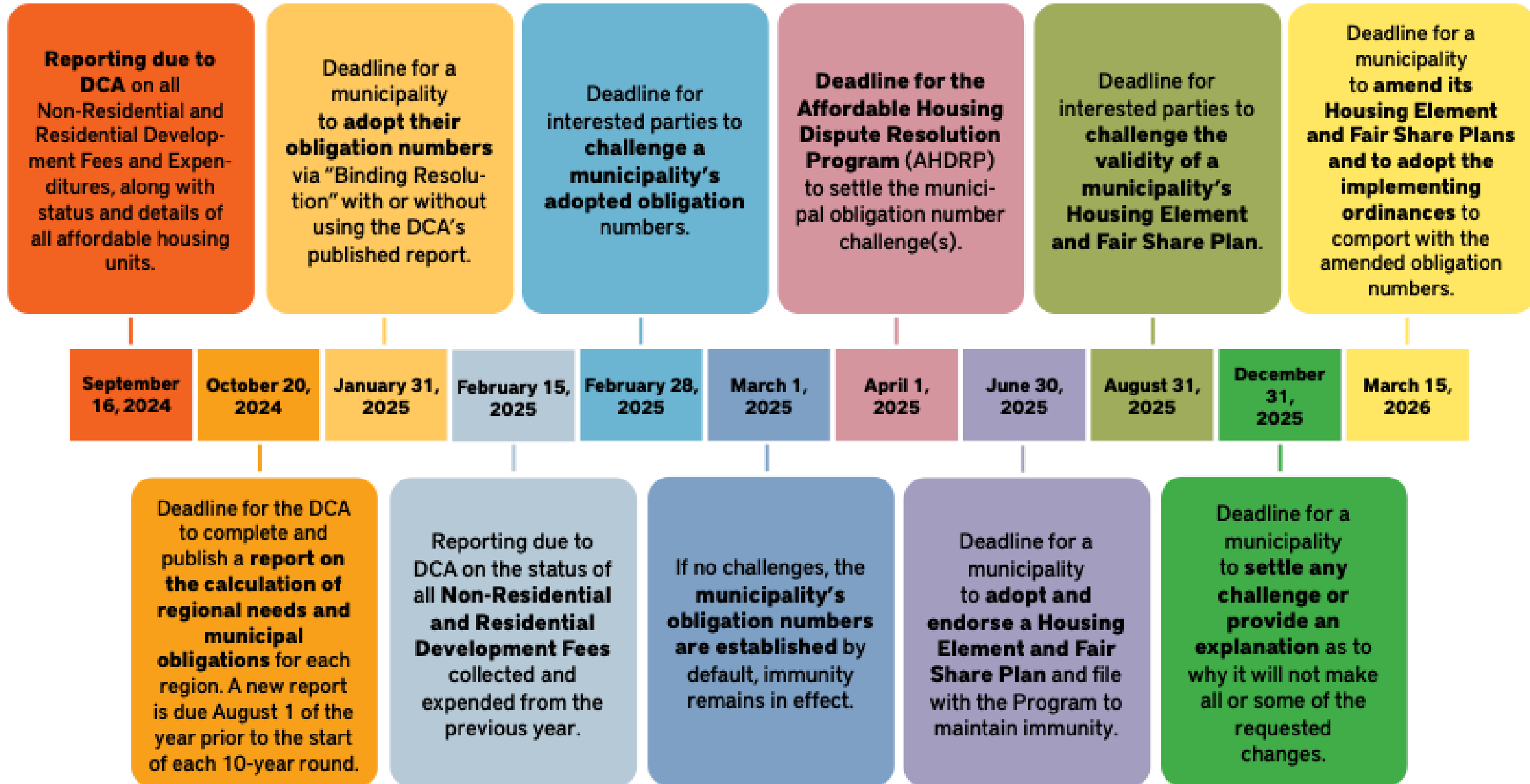
  
**housingall.org**



or visit  
[www.njlm.org/Housing](http://www.njlm.org/Housing)  
 for more information, up-to-the minute news, and a history of housing in NJ.



## FHA/AH Timeline and Deadlines





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## Questions?

Thank you for attending the panel!

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# Thank you to our Speakers!

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