

managers, eleven support staff, and five live-in resident managers.

Today The Salt & Light Co., Inc. handles property development and maintenance for all housing units within our organization. We are also involved in the production of affordable housing for sale to lower-income homebuyers. We have done over 100 renovation and remodeling projects and are currently working on new home construction. Salt & Light is has also worked outside of New Jersey to provide and promote affordable home ownership in Connecticut, Maryland, Massachusetts, Michigan and Mississippi, North Carolina, and Pennsylvania.

In 1980, well before the creation of Salt & Light and AHG, current AHG President Kent Pipes helped found another non-profit called Homes of Hope, which provides affordable rental housing to low-income families in the Burlington County, NJ area. After 25 years as an independent non-profit, Homes of Hope has joined our family of companies, and now benefits from being part of a larger, professionally managed organization. Under AHG's administration, and with the help of Salt & Light as its property maintenance partner, Homes of Hope continues to provide affordable rental housing today.

Home Start, Inc., in conjunction with Delta Real Estate, provides education and counseling services for low- to moderate-income households seeking homeownership. Our goal is to produce educated clients who are prepared – both emotionally and financially - for the home purchase process. We help clients understand their buying position, establish a plan, find mortgage lenders and apply for a loan, get access to grants and other financial assistance, and locate professionals who will be able to help them along the path to buying a home.

Check us out online at:
www.affordablehomesgroup.com

Board of Trustees

Michael Hogan, Chairman, Janet, Anderson, Melissa Ayala, M.S.W., Carol Barfield, M.S.W., Cheresse Fowler, Mark Jorgensen, Paul Morris, Yuki Potter, and Benjamin Shumake

Staff

President
Kent R. Pipes

Bookkeeper
Shirline Davis

Receptionist
Sol Smith

Case Managers
Diane Baird, Social Services Coordinator,
Dawne Belfon, Jennifer Pfeffer and
Shameka Pullen

Property Construction and Maintenance
William Barnes, David Blazewick, Dean Cliver,
Bob Fierick, Kyle Pipes, Kevin Thomas,
Elwood Weisneck, Jr., Elwood Weisneck, Sr.,
and Sue Weisneck

Support Staff
Lashanda Brown, Sandra Testa, Jim Thomason

Resident Managers
Albert Brown, Patricia Davis, Greg Ellis, Patricia
Mingin-Filoon, Henry Noll, Colon Watson

Director of CPP & Homes of Hope
Sonya Stackpole

Director of Home Start, Inc.
Rebecca Pipes

Director of Real Estate Development
Chris Auth



A Family of Companies

People First

Homes of Hope

Home Start, Inc.

Delta Real Estate

The Salt & Light Co., Inc.

A Family of Companies

The Affordable Homes Group, Inc. was formed in the year 2000 to be a unifying corporate body for a family of non-profit corporations all chartered with similar purposes - serving the housing and social service needs of lower income people.

Rather than creating separate divisions within one company, we decided to form separate corporations, each with a specific role, separate bank accounts, but all within a common Board of Trustees. When a person is elected to the Board of The Affordable Homes Group, Inc. he or she is automatically elected to the Board of each of the separate corporations.

The Salt & Light Company, Inc. is a property development and management company. It deals in all aspects of real estate purchase, renovation, rehabilitation, and sale. It is the oldest of our companies, having been formed in 1986.

Transitional Housing Services, Inc. is a social service agency which specializes in providing case management and social services to people unable to live independently, whether homeless or in need of supportive housing to keep a person from becoming homeless. To provide housing to its vast array of clients, Transitional Housing Services, Inc. rents some 40+ housing units from The Salt & Light Company, Inc. through a negotiated price.

Home Start, Inc. is a counseling and education and counseling program that helps lower income people become responsible and capable homeowners.

Delta Real Estate is a licensed New Jersey Real Estate Brokerage. It is an extension of The Affordable Homes Group, Inc. trading as Delta Real Estate through its fictitious name. It represents both buyers and sellers as a Broker and is handling real estate purchases and sales, including those properties of The Salt & Light Company, Inc.

Homes of Hope, which joined The Affordable Homes Group in September 2005, provides affordable rental housing in the Burlington County, New Jersey area.

Mission Statement

The mission of The Affordable Homes Group, Inc. and all its member companies, is to help meet the needs of lower income individuals and families as partners. The foundation of our work is decent, affordable housing which helps people reallocate economic resources and focus energies in meeting both immediate and longer-term goals. We seek to provide a continuum of housing options: emergency shelter, transitional housing, rental housing and affordable homeownership. Through a variety of supportive services, we strive to help lower income people take control of their own futures. To accomplish these ends, we are committed to advocacy, education and the delivery of direct services.

Vision Statement

The vision of The Affordable Homes Group, Inc. and all its member companies, is the creation of a more just and compassionate society by offering lower income people an opportunity to achieve self-sufficiency and personal independence.

History of AHG

The Affordable Homes Group, Inc. began in 1986 as The Salt & Light Company, a faith-based ministry seeking to help homeless and lower-income families find decent, affordable housing. The first residence, known as The Mustard Seed, was established in 1987 as a home for single woman and mothers with children. The Mustard Seed served as a foundation that directed us in developing a housing program that would provide not only emergency shelter but also the necessary supportive services for at-risk individuals and families.

As time continued, our program expanded to meet the continuing needs of those seeking affordable housing options. Once individuals and families move out of temporary housing, they then face the challenge of securing decent, affordable, and more permanent housing. Salt & Light saw the difficulties this challenge presented, and began to develop rental properties to offer at an affordable rate for low-income families.

In 1997, Salt & Light founded Home Start, Inc., a homeownership counseling and education program for first time homebuyers. We watched as many residents and tenants achieved steady income and once again became independent, they joined the millions of American families striving toward an even larger goal – homeownership. We learned of a great need within Burlington County for homebuyer education and training, and worked to develop a program to help low- to moderate-income families achieve homeownership.

As our services continued to expand, the need to redefine our organization presented itself. In 2000, The Affordable Homes Group, Inc. was formed, and now includes The Salt & Light, Co., Inc., People First (formerly known as Transitional Housing Services), Homes of Hope, Home Start, Inc., Delta Real Estate, and two inactive companies, Catalyst Housing Corporation and Rancocas Housing Corporation.

People First, formerly known as Transitional Housing Services, now handles the placement and case management of residents in our transitional housing. Our continuum of care program provides clients with life-skills training, one-on-one counseling, education in areas of finance and budgeting, food, assistance in obtaining housing and employment, transportation, referral to other social service programs and crisis intervention. On an average daily basis our program serves 180 people from more than forty family units. We maintain forty-nine residential units, supported by four case