

Hainesport Township

Affordable Housing Trust Fund Spending Plan March 2026

Introduction

The Township of Hainesport (the “Township”), Burlington County, has prepared a Housing Element and Fair Share Plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Amended Fair Housing Act (FHA) (N.J.S.A. 52:27D-301) and the new Fair Housing Act Rules promulgated by the New Jersey Department of Community Affairs (DCA) (N.J.A.C. 5:99). A development fee ordinance creating a dedicated revenue source for affordable housing and establishing the Township of Hainesport Affordable Housing Trust Fund was first adopted by the Township on November 13, 1992, and was updated on March 13, 2018, and on March 10, 2026.

As of December 31, 2025, the Township of Hainesport had a balance of \$1,568,681¹ in its Affordable Housing Trust fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund account for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:99 as described in the sections that follow.

1. Revenues for Certification Period

To calculate a projection of revenue to be added to the AHTF during the Fourth Round compliance period (January 1, 2026 to June 30, 2035 for the purposes of this Spending Plan), the following have been considered:

(a) Development fees:

- Residential and nonresidential projects that have had development fees imposed upon them at the time of preliminary or final development approvals.
- All projects currently pending before the Joint Land Use Board for development approvals that may apply for building permits and certificates of occupancy.
- Future development that is likely to occur based on historical rates of development and known opportunities.

Based on collection trends in the Township over the last several years, and an understanding of remaining developable land it is anticipated that development fee revenues will level off. There are a limited number of additional non-inclusionary residential developments that will pay the development fee and one substantial nonresidential development.

¹ All figures rounded to the nearest dollar.

(b) Payment in lieu (PIL). There are no payments in lieu anticipated at this time.

(c) Other Funds:

- Hainesport has collected \$544,572 in other income since 2003. Over \$380,000 were from the sale of homes purchased by the Township to avoid foreclosure proceedings, and approximately \$44,000 received through recaptured rehabilitation or down payment assistance funds.
- Because this revenue is irregular and unpredictable, there are no further projections from this funding source during the compliance period.

(d) Projected interest:

- Interest on the projected revenue in the AHTF is projected at the current interest rate of .7% (the account is at Citizens Bank).
- It is estimated that the Township will collect interest on the AHTF between January 1, 2025 through June 30, 2035. The interest estimates in the table below assume that the trust fund balance will be diminished as the Township's affordable housing programs are implemented and the interest earned will therefore be less. In total it is anticipated that \$30,907 in interest will be added to the AHTF over the Fourth Round compliance period.

SOURCE OF FUNDS	PROJECTED REVENUES – AFFORDABLE HOUSING TRUST FUND JANUARY 1, 2026 THROUGH JUNE 30, 2035											Total
	2026	2027	2028	2029	2030	2031	2032	2033	2034	1/1/35 to 6/30/35		
(a) Development Fees	146,235	221,000	303,000	92,500	92,500	21,000	21,000	21,000	21,000	21,000	0	\$939,235
(b) Payments in Lieu of Construction	0	0	0	0	0	0	0	0	0	0	0	0
(c) Other Funds	0	0	0	0	0	0	0	0	0	0	0	0
(d) Interest	9,350	8,444	5,269	3,398	2,355	1,391	494	186	20	0	0	\$30,907
Total	155,585	229,444	308,269	95,898	94,855	22,391	21,494	21,186	21,020	0	0	970,142

In sum, the Township Hainesport projects a total of \$970,142 in revenue to be collected between January 1, 2026 and June 30, 2035. This projected amount, when added to the Township’s current trust fund balance of \$1,568,681, results in a total anticipated trust fund balance of \$2,538,823 available to fund, support, and administer the Township’s affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

2. Administrative Mechanism to Collect and Distribute Funds

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Township:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Township's development fee ordinance (Chapter 44 Article II) for both residential and nonresidential developments in accordance with the Uniform Housing Affordability Controls ("UHAC") at N.J.A.C. 5:80-26, the Amended Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq., the Municipal Land Use Law at N.J.S.A. 40:55D-8.1 through 8.7) and DCA's rules at N.J.A.C. 5:99.

Upon application for a zoning permit or building permit, the zoning officer or construction official, shall notify the tax assessor and request an estimate of the equalized assessed value of the development that is subject to the development fee. The first payment shall be based on 50% of the estimate. At the conclusion of construction and development, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development so the developer may be advised of the remaining fee to be paid prior to the issuance of a certificate of occupancy.

(b) Distribution of development fee revenues:

The Township Administrator shall administer the distribution of the development fee in a manner consistent with this Spending Plan. The governing body shall adopt a resolution authorizing expenditure of development fee revenues consistent with the Spending Plan. Once a request has been approved by resolution, the CFO shall release the requested revenue from the AHTF for the specific use approved in the resolution.

3. Description of Anticipated Use of Affordable Housing Funds

(a) Approved Municipally Sponsored 100% Affordable Projects:

\$100,000 is committed to the Randolph Estates Senior 70 unit project to be developed by Ingerman Group on Block 24 Lot 10.

\$100,000 additional funding will be reserved for the Randolph Estates project in the event of shortfalls or unexpected contingencies. If a need for the funds is not demonstrated, the money will be reallocated.

(b) Proposed Municipally Sponsored 100% Affordable Projects:

\$180,000. The Township allocates up to \$180,000 for the acquisition of the property at 1334 Route 38 (Block 108 Lots 1, 1.01, 4.03). These vacant lots are directly adjacent to a Township owned property known as the "Hitco Site". Once acquired, the lots will

be combined for development of a 100% family rental affordable housing community consisting of approximately 54 units.

\$600,000. The Township allocates up to \$600,000 to support the development of the 100% affordable family rental community at the Hitco Site and adjacent lots (Block 108 Lots 1, 1.01, 1.02, 3, 3.01, 4.03, 4.05, 4.06). It is anticipated that the developer may require an additional municipal contribution in order to win competitive financing for the project. The need for the funds must be demonstrated by the developer. If a lesser contribution is required, the excess funds will be reallocated.

(c) Supportive and Special Needs Housing:

\$59,000. The Township will purchase a lot located at the corner of Marne Highway and Maryland Avenue (Block 72 Lot 6) for the purpose of facilitating the development of a four bedroom group home for developmentally disabled adults. The purchase was authorized by ordinance 2025-12. Once acquired, the land will be conveyed to an affordable housing developer

\$120,000. The Township will set aside \$120,000 in affordable housing trust funds to support the production of at least eight permanent supportive housing units on the lot located at Marne Highway and the Mt Holly By-Pass (Block 24.02 Lot 12.04).

(d) Market to Affordable.

\$360,000. The Township budgets \$360,000 to pay down the cost of three (3) market rate housing units to make them affordable to low-and moderate- income households. The units will be deed restricted and administered as required by UHAC.

(e) Extension of Expiring Controls.

\$200,000. Hainesport budgets up to \$200,000 to extend affordability controls on the for sale affordable units at the Glen at Mason's Creek. It is estimated that the controls on 20 additional units may be extended during the Fourth Round and that a payment of \$10,000 will be offered to owners in exchange for the extension.

(f) Affordability Assistance.

N.J.A.C. 5:99-2.5 requires that the Township set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to low- and moderate-income households in affordable units included in the Township's fair share plan. Affordability assistance means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, assistance with emergency repairs and rehabilitation to bring deed restricted units up to code, and any other program authorized by the department. Affordability assistance may also include offering a subsidy to developers of inclusionary or 100% affordable housing developments or buying down the cost of low-

or moderate-income units in the Township's fair share plan to make them affordable to very low-income households, including special needs and supportive housing opportunities.

Hainesport Township will set aside \$630,000 for Affordability Assistance through June 30, 2035.

- (g) Administrative Expenses. In accordance with N.J.A.C. 5:99-2.4(a), no more than 20% of all affordable housing trust funds, exclusive of those collected prior to July 17, 2008, to fund an RCA, shall be expended on administration. N.J.A.C. 5:99-2.4(b) and (c) provide that administrative expenses may include costs reasonably related to the determination of the fair share obligation and the development of the housing element and fair share plan and may include fees necessary to develop or implement affordable housing programs, an affirmative marketing program, and/or expenses that are reasonably necessary for compliance with the processes of the Program, costs associated with functions carried out in compliance with UHAC, including activities related to the marketing program and waitlist management, administering the placement of occupants in housing units, income qualification of households, monitoring the turnover of sale and rental units, preserving existing affordable housing, and compliance with the Division's monitoring requirements. The proportion of a municipal employee's salary related to the MHL or RCA administrator functions and fees for required educational programs, may be paid as an administrative expense from the municipal affordable housing trust fund.

Hainesport Township projects dedicating far less than 20% of AHTF revenues to administration. The Township estimates that \$189,823 will be spent on planning and administration of the existing and proposed affordable housing units and programs through the Fourth Round.

Administrative costs may vary from the projections set forth in the expenditure schedule, based on the needs of the Township and the actual costs for monitoring, administering, and implementing the various programs.

If administrative costs deviate significantly from the projections in 2026 and 2027, the Spending Plan will be modified to account for the difference.

- (h) Other Emergent Housing Opportunities. The Township acknowledges that there may be emergent opportunities or unanticipated funding needs over the course of the Fourth Round. Subject to the availability of funds, the Township will allocate funds and seek approval to fund any emergent affordable housing opportunities not included in the Township's fair share plan in accordance with N.J.A.C. 5:99-4.1.

4. Expenditure Schedule

The Township of Hainesport intends to use affordable housing trust fund revenues for acquisition of land for affordable housing, to support the production of 100% affordable housing, for a market to affordable program, for extensions of expiring controls, for affordability assistance, for administration up to the 20% cap, and for other emergent affordable housing opportunities that may arise during the Fourth Round. The estimated expenditure schedule is as follows:

PROJECTS/ PROGRAMS	PROJECTED EXPENDITURES – AFFORDABLE HOUSING TRUST FUND											Total		
	2026	2027	2028	2029	2030	2031	2032	2033	2034	1/1/35 to 6/30/35				
HOUSING ACTIVITY:														
Supportive Housing Block 72 Lot 6	\$59,000	0	0	0	0	0	0	0	0	0	0	0	0	\$59,000
Supportive Housing Block 24.02 Lot 12.04	0	\$120,000	0	0	0	0	0	0	0	0	0	0	0	\$120,000
Market to Affordable	0	\$120,000	\$120,000	\$120,000	0	0	0	0	0	0	0	0	0	\$360,000
Extension of Controls	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	0	\$200,000
Randolph Estates 100% Senior Affordable	\$100,000	\$100,000	0	0	0	0	0	0	0	0	0	0	0	\$200,000
Acquisition Block 108 Lots 1, 1.01, 4.03	\$180,000	0	0	0	0	0	0	0	0	0	0	0	0	\$180,000
100% Affordable Family Rental Block 108 Lots 1, 1.01, 1.02, 3, 3.01, 4.03, 4.05, 4.06	0	0	\$600,000	0	0	0	0	0	0	0	0	0	0	\$600,000
AFFORDABILITY ASSISTANCE:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordability Assistance Program	0	0	\$100,000	\$200,000	\$100,000	\$100,000	\$100,000	\$20,000	\$10,000	\$20,000	\$10,000	\$10,000	0	\$630,000
ADMINISTRATION:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Emergent Opportunities	\$25,000	\$25,000	25,000	25,000	25,000	\$20,000	\$20,000	\$15,000	\$9,823	\$0	\$0	\$0	0	\$189,823
Total	\$384,000	\$385,000	\$865,000	\$365,000	\$145,000	\$140,000	\$140,000	\$55,000	\$39,823.00	\$20,000	\$20,000	\$20,000	0	\$2,538,823

5. Excess or Shortfall of Funds

In the event of excess funds, AHTF revenues above the amount necessary to satisfy the municipal affordable housing obligation will be allocated according to the Township's needs such as affordability assistance or emergent opportunities. Funds that are collected in the last three years of the Fourth Round compliance period will be evaluated at that time and may be directed toward Fifth Round compliance activities. In the event of any expected or unexpected shortfall in AHTF revenues that would interfere with the Township's ability to implement the approved Fourth Round Fair Share Plan, the Township will pass a resolution describing the Township's intent to bond to cover such shortfall.

Summary

The Township of Hainesport intends to spend Affordable Housing Trust Fund revenues pursuant to N.J.A.C. 5:99 and consistent with the housing programs outlined in the Township's Housing Element and Fair Share Plan.

The Township had a balance of \$1,568,681.35 as of December 31, 2025 and anticipates an additional \$970,142 in revenues through June 30, 2035 for a total of \$2,538,823. During the Fourth Round compliance period through June 30, 2035, the Township proposes to spend \$1,719,000 for housing activities, \$630,000 for affordability assistance programs, and up to \$189,823 for administrative costs. The Township will amend the Spending Plan and seek approval for such amendments as circumstances may require.