

**CITY OF BRIDGETON
RESOLUTION NO. 59-26**

**RESOLUTION ADOPTING AN AFFORDABLE HOUSING TRUST FUND FAIR SHARE
SPENDING PLAN (FOURTH ROUND)**

WHEREAS, on February 4, 2025, the City Council of the City of Bridgeton (“the City”) adopted Resolution 45-25, which established the City's Fourth Round present and prospective need obligations pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.*, as amended by P.L. 2024, c.2 (the “FHA”); and

WHEREAS, on February 6, 2025, the City filed a Declaratory Judgment Action in the New Jersey Superior Court captioned In the Matter of the Application of the City of Bridgeton, CUM-L-93-25, seeking among other things, a compliance certification with respect to its Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, on April 24, 2025, the Court entered an Order fixing the City's Fourth Round present need obligation as 290 affordable units and prospective need obligation as 0 affordable units; and

WHEREAS, the City of Bridgeton’s Planning Board held a public hearing and voted to adopt the City's Fourth Round Housing Element and Fair Share Plan ("HEFSP"), addressing the City's Fourth Round obligations as established, which HEFSP was endorsed by City Council via Resolution No. 112-25; and

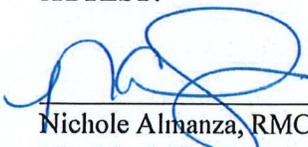
WHEREAS, pursuant to the amended FHA, a municipality may not spend or commit to spend any affordable housing development fees collected and deposited into the municipal affordable housing trust fund, without first obtaining the approval of the expenditure as part of its compliance certification; and

WHEREAS, the City now seeks to adopt a Spending Plan outlining how the municipality intends to allocate development fees and other funds, and how the municipality proposes to expend funds for affordability assistance, especially those funds earmarked for very low-income affordability assistance;

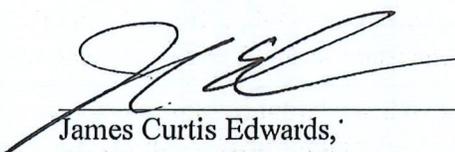
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bridgeton, County of Cumberland and State of New Jersey hereby adopts the Affordable Housing Trust Fund Fair Share Spending Plan (Fourth Round) attached hereto as Exhibit “A”.

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 3rd day of March, 2026.

ATTEST:

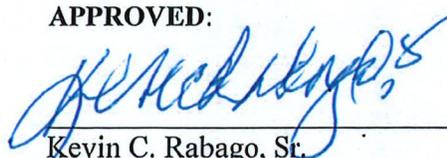


Nichole Almanza, RMC, CMR
Municipal Clerk



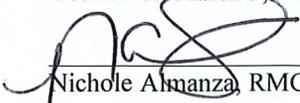
James Curtis Edwards,
Acting Council President

APPROVED:



Kevin C. Rabago, Sr.
Business Administrator

I, Nichole Almanza, Municipal Clerk of the City of Bridgeton, in the County of Cumberland, and the State of New Jersey, do hereby certify that this is true copy of Resolution No. 59-26 finally adopted by City Council on March 3, 2026.



Nichole Almanza, RMC, Municipal Clerk

**New Jersey Department of
Community Affairs**

**City of Bridgeton
Affordable Housing Trust Fund Spending Plan**

INTRODUCTION

The City of Bridgeton has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the affordable housing regulations of the New Jersey Department of Community Affairs (the Department) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing is pending approval by the Department and adopted by the municipality on March 3, 2026. The ordinance establishes the City of Bridgeton's affordable housing trust fund for which this spending plan is prepared.

1. REVENUES FOR CERTIFICATION PERIOD

As of December 31, 2025, the City of Bridgeton has collected \$0.00 and expended \$0.00, resulting in a balance of \$0.00. 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 in Ocean First Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of third round substantive certification, the City of Bridgeton considered the following:

- (a) Development fees:
 - 1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;

2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows:

No payments in lieu have not been collected or assessed

(c) Other funding sources: None

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units.

- No other funds have been or are anticipated to be collected

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

- N/A

SOURCE OF FUNDS	PROJECTED REVENUES - AFFORDABLE HOUSING TRUST FUND							
	2025 THROUGH 2035							
	2025	2026	2027	2028	2029	2030	2031	Total
(a) Development fees:	0	0						
Approved Development	0	0						
Development Pending Approval	0	0						
Projected Development	0	0						
(b) Payments in Lieu of Construction	0	0						
(c) Other Funds (Specify source(s))	0	0						
(d) Interest	0	0						
Total	0	0						

The City of Bridgeton projects a total of an amount to be determined in revenue to be collected between January 1, 2025 and December 31, 2035 because we are in the process of establishing an Affordable Housing Trust Account. This projected amount, when added City of Bridgeton's trust fund balance as of December 31, 2025, results in an anticipated total revenue of \$ 0 available to fund and administer its 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 City of Bridgeton.

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with City of Bridgeton's development fee ordinance for both residential and non-residential developments in accordance with the Department's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

Once approved, it is the intention of the City of Bridgeton to utilize funds to meet Bridgeton's Fair Share Obligation: Within seven days from the opening of the trust fund account, the City of Bridgeton shall provide the Department with written authorization, in the form of a three party escrow agreement between the municipality the bank and the Department to permit the Department to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-813(b).

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects** (N.J.A.C. 5:97-8.7)

The City of Bridgeton will dedicate \$00,000.00 to rehabilitation or new construction programs (see detailed descriptions in Fair Share Plan) as follows:

Rehabilitation program: Amount to be determined

New construction project(s): Amount to be determined

(b) Affordability Assistance (N.J.A.C. 5:97-8.8)

AFFORDABILITY ASSISTANCE CALCULATION

Actual development fees through 12/31/2025		\$0
Actual interest earned through 12/31/2025	+	\$0
Development fees projected 2025-2035	+	\$0
Interest projected 2025-2035	+	\$0
Less housing activity expenditures through 6/2/2025	-	\$0
Total	=	\$0
Calculate 30 percent	x .30 =	\$0
Less Affordability assistance expenditures through 12/31/2025	-	\$0
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2025 through 12/31/2035	=	\$0
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2025 through 12/31/2035	÷ 3 =	\$0

The City of Bridgeton will dedicate an amount to be determined from the Affordable Housing Trust Fund to render units more affordable, including funds to render units more affordable to households earning 30 percent or less of median income by region, as follows:

- Assistance with homeowner's association or condominium fees
- Special assessments, and assistance with emergency repairs.

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

ADMINISTRATIVE EXPENSE CALCULATION

Actual dev fees and interest thru 12/31/2025			\$0
Projected dev fees and interest 2025 thru 2035		+	TBD
Payments-in-lieu of construction and other deposits thru 7/17/2008		+	TBD
Less RCA expenditures thru 12/31/2025		-	\$0
	Total	=	\$0
Calculate 20 percent		x .20 =	\$0
Less admin expenditures thru 12/31/2025		-	\$0
PROJECTED MAXIMUM available for administrative expenses 1/1/2025 thru 12/31/2035		=	\$0

The City of Bridgeton projects that an amount to be determined will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows: N/A

4. EXPENDITURE SCHEDULE

The City of Bridgeton intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units.

PROJECTS/PROGRAMS	Number of Units Projected	PROJECTED EXPENDITURE SCHEDULE 2025 -2035										
		2025	2026	2027	2028	2029	2030	2031	Total			
Rehabilitation	0	0										
New Construction												
1. Spruce Fields Project	5	5										
2.Wiley Acres Project	6		6									
3. Pine Estates Project	7		7									
4. Sharp Meadows Project	4		4									
5. South Avenue Terrace Project	6			6								
6. Phoenix Family Villagell Proj. Phs I	64							64				
7. Phoenix Family Villagell Proj. Phs II	56							56				
8. Phoenix Family Villagell Proj. Phs III	54							54				
9. Phoenix Family Villagell Proj. Phs IV	60							60				
Total	262											
Affordability Assistance		5	17	6				234				
Administration												
Total	262	5	17	6				234				

5. EXCESS OR SHORTFALL OF FUNDS

In the event of any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan, the City of Bridgeton may consider a resolution to bond.

In the event more funds than anticipated are collected, projected funds exceed the amount necessary to implement the Fair Share Plan, or the City of Bridgeton is reserving funds for affordable housing projects to meet a future affordable housing obligation, these excess funds will be used for assistance such as:

- Down payment assistance
- Security deposit assistance
- Low interest loans
- Rental assistance
- Assistance with homeowner's association or condominium fees
- Special assessments, and assistance with emergency repairs.

6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with Bridgeton's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

SUMMARY

The City of Bridgeton intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Housing Plan Element dated June 17, 2025.

The City of Bridgeton has a balance of \$ 0 as of December 31, 2015, and anticipates an additional amount to be determined in revenues through 2035. The municipality will dedicate an amount to be determined for housing activities and programs. An amount to be determined will render units more affordable, and an amount to be determined to administrative costs. Any shortfall of funds will be offset by other available funds. The municipality will dedicate any excess funds or remaining balance toward other types of housing programs.

Updated April 2012

SPENDING PLAN SUMMARY	
Balance as of December 31, 2025	\$0
PROJECTED REVENUE 2025-2035	
Development fees	+ \$ tbd
Payments in lieu of construction	+ \$ tbd
Other funds	+ \$ tbd
Interest	+ \$ tbd
TOTAL REVENUE	= \$0
PROJECTED EXPENDITURES 2025-2035	
Funds used for Rehabilitation	- \$0
Funds used for New Construction	
1. <i>[List individual projects/programs]</i>	- \$0
2.	- \$0
3.	- \$0
4.	- \$0
5.	- \$0
6.	- \$0
7.	- \$0
8.	- \$0
9.	- \$0
10.	- \$0
Affordability Assistance	- \$0
Administration	- \$0
Excess Funds or Remaining Balance Reserved for Additional Affordable Housing Activity	= \$0
1. <i>[List individual projects/programs]</i>	- \$0
2.	- \$0
TOTAL PROJECTED EXPENDITURES	= \$0
REMAINING BALANCE	= \$0.00

Updated April 2012