

Township of Alexandria
County of Hunterdon, NJ

SPENDING PLAN

In the Matter of the Application of the Township of Alexandria,
Hunterdon County, NJ
Docket # HNT-L-083-25

Adopted by Alexandria Township Committee: March 12, 2026

INTRODUCTION

Alexandria Township 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 et seq., as amended, and the Fair Housing Act Rules of the New Jersey Department of Community Affairs, N.J.A.C. 5:99-1 et seq. A development fee ordinance creating a dedicated revenue source for affordable housing was adopted by the municipality on October 30, 2000, and was updated on March 12, 2026. The ordinance establishes the Township of Alexandria Affordable Housing Trust Fund for which this spending plan is prepared.

This Spending Plan addresses (1) all current funds on deposit in the affordable housing trust fund as of December 31, 2025, and (2) projected revenues to be collected through the end of the Fourth Round or July 2035. It is intended to be consistent with, and to implement, the Housing Element and Fair Share Plan adopted on June 12, 2025, and submitted to the Department for compliance.

1. REVENUES FOR CURRENT ROUND

As of December 31, 2025, Alexandria Township has a balance of \$266,784.40. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, affordability assistance repayments, enforcement fines, application fees, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund and are dedicated to the purposes of affordable housing.

These funds shall be spent in accordance with the Fair Housing Act, the Fair Housing Act Rules at N.J.A.C. 5:99-1 et seq., the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and this approved Spending Plan.

To calculate a projection of revenue anticipated during the current round, the following is considered:

(a) Development fees

1. Residential and nonresidential projects that have had development fees imposed upon them at the time of preliminary or final development approvals and are expected to receive building permits and certificates of occupancy during the current round.
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy during the current round.
3. Future development that is likely to occur based on historic development trends, zoning, redevelopment plans, and anticipated growth during the current round.

(b) Payments in lieu of on-site construction (PIL)

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

No payments in lieu have been collected or are anticipated.

(c) Other funding sources

The Township consistently receives reviews from a variety of mechanisms, including recapture, Dues Assistance, Down Payment assistance payoffs, etc.

(d) Projected interest

Interest on projected revenues in the municipal affordable housing trust fund at the current average interest rate, assuming reasonably anticipated collection and expenditure patterns during the current round.

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2026 THROUGH 2035											
	2026	2027	2028	2029	2030	2031	2032	2033	2034	7/2035	Total	
(a) Development fees:												
Approved or Pending Development												
Projected Development	\$26,022	\$26,022	\$26,022	\$26,022	\$26,022	\$26,022	\$26,022	\$26,022	\$26,022	\$26,022	\$13,009	\$247,207
(b) Payments in Lieu of Construction												
(c) Other Funds												
(d) Interest	\$2,147.50	\$2,147.50	\$2,147.50	\$2,147.50	\$2,147.50	\$2,147.50	\$2,147.50	\$2,147.50	\$2,147.50	\$2,147.50	\$1,073	\$20,400
Total												\$267,607

Alexandria projects a total of \$267,607 in revenue to be collected between January 2026 and July 2035. This projected amount, when added to the \$266,784 trust fund balance as of December 31, 2025, results in an anticipated total revenue of \$534,391.40 available to fund and administer its Housing Element and Fair Share 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 and other affordable housing trust fund revenues shall be followed:

(a) Collection of revenues

Alexandria’s development fee ordinance for both residential and non-residential developments in accordance with COAH’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).

1. The Planning Board Secretary and/or other appropriate municipal official shall notify the designated Township official whenever a development approval is granted for a project that may be subject to a residential or non-residential development fee under the Township’s development fee ordinance.

2. Upon application for a building permit (or at such other point as required by the development fee ordinance), the designated Township official shall determine whether the development is subject to a fee and shall coordinate with the Tax Assessor and other appropriate officials regarding fee calculation in accordance with the development fee ordinance and applicable law.
3. The final development fee amount shall be collected in accordance with the Township's development fee ordinance and applicable law, including collection at certificate of occupancy or other ordinance-specified milestone.
4. If the Township lawfully receives payments in lieu of constructing affordable units, such revenues shall be deposited into the affordable housing trust fund and accounted for in accordance with the Rules and this Spending Plan, and shall be reported as trust fund revenues consistent with N.J.A.C. 5:99-2.2 and N.J.A.C. 5:99-2.8.

(b) Deposit of revenues

The Chief Financial Officer shall ensure that all development fees, payments in lieu (if applicable), interest, and other affordable housing trust fund revenues are deposited into the Township's separate interest-bearing affordable housing trust fund account and are identifiable in municipal financial records as affordable housing trust fund monies, as required by N.J.A.C. 5:99-2.2(d).

Interest earned on affordable housing trust fund monies shall remain in the affordable housing trust fund and shall be used only for eligible affordable housing purposes in accordance with N.J.A.C. 5:99-2.2 and this Spending Plan.

(c) Distribution of revenues

The governing body shall authorize expenditure of affordable housing trust fund revenues by resolution, consistent with this Spending Plan and applicable approvals. Upon adoption of such resolution, the Chief Financial Officer may release trust fund monies for the approved purpose.

No affordable housing trust fund monies shall be spent except for eligible affordable housing activities and pursuant to an approved spending plan or other approval authorized by the Rules, consistent with N.J.A.C. 5:99-2.2(g) and N.J.A.C. 5:99-2.8.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

Affordable housing trust fund revenues shall be used only for eligible activities approved in this Spending Plan, or as later approved as an emergent opportunity to create affordable housing, consistent with the Fair Housing Act and the Fair Housing Act Rules.

(a) Rehabilitation and new construction programs and projects

Alexandria will dedicate revenues to rehabilitation and new construction programs and projects, as further described in the Housing Element and Fair Share Plan, as follows:

1. Rehabilitation program: Alexandria participates does not have a rehabilitation obligation at this time.

Eligible costs may include, but are not limited to, hard and soft costs for new construction or substantial rehabilitation, infrastructure and structured parking costs reasonably attributable to the affordable units, acquisition of land or existing units, and the extension of expiring controls, consistent with the Fair Housing Act Rules and this Spending Plan.

(b) Affordability assistance

The Township of Alexandria will dedicate at least \$95,000 from the affordable housing trust fund to render units more affordable. The Township will also provide \$375,126 in trust funds to support existing group homes or to help create Veterans' housing as follows:

1. Veterans Housing - Create one four-unit apartment building for Veterans. These units are situated on County Route 513 in Everittstown, on Block 14, Lot 15.03; and
2. Existing Group Homes- Provide funding for maintenance or support of existing group homes in the Township.

The Township reserves the right to move any funds from one program to another, as long as the total affordability assistance budget is not reduced and the minimum required amount of assistance to very low-income units is not reduced. This is necessary to allow Alexandria to adapt to current needs and realities throughout the compliance period. Any changes will be reported to the public and available online on the Township's website.

(c) Administrative expenses

The Township projects that \$64,265 will be available from the affordable housing trust fund to be used for administrative purposes during the current round.

Administrative expenses may include salaries and benefits for municipal employees or consultant fees necessary to develop, implement, and monitor the Housing Element and Fair Share Plan, to administer affordability controls, and to comply with affirmative marketing, reporting, and monitoring requirements.

Eligible administrative uses may include, but are not limited to:

- Income-qualifying applicant households;
- Monitoring the turnover of sale and rental units;
- Preserving existing affordable housing and enforcing affordability controls;
- Preparing and updating the Housing Element and Fair Share Plan and related ordinances;
- Preparing AHMS monitoring and other reports required by the Department; and
- Reasonable costs of municipal housing liaison and administrative agent services.

No more than 20 percent of all affordable housing trust funds, exclusive of any amounts exempted by statute or rule, may be expended on administration, or such other percentage as may be

established by the Fair Housing Act Rules. Trust fund revenues shall not be used to reimburse the Municipality for activities occurring prior to authorization to collect development fees, nor shall they be expended on attorney fees or court costs to obtain a judgment of compliance or order of repose (including associated administration costs), on costs in connection with a challenge to a determination of the Municipality’s fair share obligation, or on costs in connection with a challenge to the Municipality’s obligation, housing element, or fair share plan, consistent with N.J.A.C. 5:99-2.2(f).

Actual dev fees and interest thru 12/31/2025		266,784.42
Projected dev fees and interest 2026 thru 2035	+	267,607
Payments-in-lieu of construction and other deposits	+	0
Total	=	534,391.42
Calculate 20 percent	x .20 =	106,878.28
Less admin expenditures thru 12/31/2025	-	42,612.8
PROJECTED MAXIMUM available for administrative expenses 1/1/2026 thru 12/31/2035	=	64,265.48

4. EXPENDITURE SCHEDULE

The Township intends to use affordable housing trust fund revenues for the creation and preservation of affordable housing and for affordability assistance and administrative expenses, in accordance with this Spending Plan.

PROJECTS/ PROGRAMS	# of Units Projected	PROJECTED EXPENDITURE SCHEDULE 2026 -2035											
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total	
Rehabilitation	0												
Accessory Apartment Program	0												
Total													
Affordability Assistance		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$5,000	\$95,000
Group homes or Veteran Housing		\$39,487	\$39,487	\$39,487	\$39,487	\$39,487	\$39,487	\$39,487	\$39,487	\$39,487	\$39,487	\$19,743	375,126
Administration		\$6,765	\$6,765	\$6,765	\$6,765	\$6,765	\$6,765	\$6,765	\$6,765	\$6,765	\$6,765	\$3,380	\$64,265
Total		\$56,252	\$56,252	\$56,252	\$56,252	\$56,252	\$56,252	\$56,252	\$56,252	\$56,252	\$56,252	\$28,123	\$534,391

5. EXCESS OR SHORTFALL OF FUNDS

Development fees collected by the Municipality shall be expended or committed for expenditure within four years of the date of collection, consistent with N.J.A.C. 5:99-5.5. In the event that

anticipated revenues are not sufficient to implement this Spending Plan, The Township will address any shortfall, such as a resolution of intent to bond, reallocation of resources among programs, or modification of the plan consistent with the Fair Housing Act, the Fair Housing Act Rules, and the Housing Element and Fair Share Plan.

In the event that more funds than anticipated are collected, or projected funds exceed the amount necessary to implement the Housing Element and Fair Share Plan for the current round, the Township will either (1) dedicate such excess funds to additional eligible affordable housing activities consistent with this Spending Plan and any amendments, or (2) seek approval from the Department to use excess funds for emergent opportunities to create affordable housing.

6. BARRIER FREE ESCROW

Collection and distribution of barrier-free funds shall be consistent with the Township of Alexandria's Ordinance and will be tracked separately within the affordable housing trust fund and will report on such funds in its AHMS monitoring.

SUMMARY

Alexandria intends to spend affordable housing trust fund revenues in a manner that is consistent with the Fair Housing Act, the Fair Housing Act Rules, UHAC, and the Housing Element and Fair Share Plan adopted on June 12, 2025.

The Township has a balance of \$266,784 as of December 31, 2025 and anticipates an additional \$267,607 by July 2035 in revenues for a total of \$534,391. The municipality will dedicate approximately \$470,126 to affordability assistance and \$64,265 for administrative costs. Any excess funds or remaining balance will be dedicated to additional eligible affordable housing activities, or to emergent opportunities to create affordable housing, consistent with the Fair Housing Act, the Fair Housing Act Rules, and this Spending Plan.

SPENDING PLAN SUMMARY	
Balance as of July 31, 2025	\$266,784
Projected REVENUE 2026-2035	\$ 267,607
Development fees	+ \$247,207
Payments in lieu of construction	+ \$0
Other funds	+ \$0
Interest	+ \$20,400
TOTAL REVENUE	= \$534,391
PROJECTED EXPENDITURES 2026-2035	
Funds used for Rehabilitation	- \$0
Funds used for Accessory Apartment Program	- \$0
Affordability Assistance	- \$470,126
Administration	- \$64,265

Excess Funds or Remaining Balance Reserved for Additional Affordable Housing Activity	= \$0
TOTAL PROJECTED EXPENDITURES	= \$534,391
REMAINING BALANCE	= \$0.00