

AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

THE TOWNSHIP OF ROBBINSVILLE
MERCER COUNTY, NEW JERSEY



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Prepared by:

A handwritten signature in black ink, appearing to read "Christine A. Nazzaro-Cofone".

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INTRODUCTION

The Township of Robbinsville, Mercer County, New Jersey, has prepared a Housing Element and Fair Share Plan (HEFSP) that addresses its regional fair share of present and prospective affordable housing need in accordance with the Municipal Land Use Law (MLUL), the Fair Housing Act (FHA), the Affordable Housing Dispute Resolution Program, and applicable court decisions.

The Township adopted a development fee ordinance (Ordinance No. 2017-29) creating a dedicated revenue source for affordable housing in accordance with state guidelines. The ordinance established development fees for residential and nonresidential construction and created the Township of Robbinsville 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 affordable housing fees are deposited into a separate interest-bearing affordable housing trust fund account and are used exclusively for permitted affordable housing purposes.

This Affordable Housing Trust Fund Spending Plan is intended to guide the allocation of funds within the Township of Robbinsville Affordable Housing Trust Fund and supersedes any prior spending plans adopted by the Township. As of December 31, 2025, the Township of Robbinsville has a balance of \$1,729,637.10 in its Affordable Housing Trust Fund. All funds shall be expended in accordance with N.J.A.C. 5:97-8.7 through 5:97-8.9.

REVENUES FOR CERTIFICATION PERIOD

To project anticipated revenue during the Fourth Round substantive certification period (2025–2035), the Township of Robbinsville considered the following:

(a) Development Fees

In projecting potential development fee revenue, the Township considered:

- Approved residential and nonresidential projects for which development fees have been imposed;
- Applications currently before the Planning Board or Zoning Board of Adjustment that may result in permits or certificates of occupancy; and
- Anticipated future development, infill, redevelopment, or change-of-use activity based on historic permit trends and the Township’s built-out character.

While the Township does not anticipate significant growth, modest development fee revenue is reasonably foreseeable over the 2025–2035 period. Based on historic development fee collections reflected in the Township’s Affordable Housing Trust Fund statements, adjusted to reflect the Township’s largely built-out character and anticipated modest infill and redevelopment activity, the Township conservatively estimates that development fees may generate approximately \$950,000 over the 2025–2035 certification period. Development fee revenue is expected to be intermittent and not evenly distributed by year.

(b) Other Funding Sources

The Township reserves the option to pursue additional public or quasi-public funding sources to support affordable housing initiatives, including:

- County-administered or shared rehabilitation programs;
- State housing or community development programs; and
- Partnerships with nonprofit or public entities in connection with affordable housing development, including sites identified in the HEFSP.

Without reliance on speculative grants and based solely on past participation in shared or county-administered programs, the Township conservatively estimates that up to \$50,000 in additional funding may be secured over the certification period. These funds are not assumed for satisfaction of any

specific obligation and would supplement, rather than replace, Trust Fund resources.

(c) Interest

Interest is projected based on:

- A conservative average annual interest rate of approximately 0.5%; and
- A modest increase in the Trust Fund balance over time as additional revenues are collected.

Based on a conservative assumed average annual interest rate of approximately 0.5 percent and anticipated Trust Fund balances over time, interest earnings are estimated at approximately \$40,000 over the 2025–2035 period.

Summary of Projected Revenues

- Existing Trust Fund balance (as of January 30, 2026): \$1,729,637.10
- Projected development fees (2025–2035): approximately \$950,000
- Other funding sources (2025–2035): approximately \$50,000
- Projected interest (2025–2035): approximately \$40,000

Projected revenues beyond the existing Trust Fund balance are conservative estimates and are not assumed to be realized in any specific year. Allocation of future revenues shall occur through amendment of this Spending Plan, as appropriate.

ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The Township of Robbinsville shall collect development fee revenues in a manner consistent with its development fee ordinance and applicable regulations.

Affordable Housing Trust Fund monies shall be distributed under the oversight of the Township Council. The Township Council shall coordinate with the Township Administrator, Municipal Housing Liaison, and retained professional staff to ensure that all expenditures are consistent with this Spending Plan, the HEFSP, and applicable state regulations.

DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

The allocations identified below are based on the Trust Fund balance currently available to the Township. Should additional revenues be collected during the certification period, the Township may amend this Spending Plan to expand or supplement the programs identified herein, consistent with applicable regulations.

(a) Rehabilitation Program

(N.J.A.C. 5:97-6.2)

The Township of Robbinsville currently operates an affordable housing rehabilitation program to address its Present Need (rehabilitation) obligation, as identified in its Housing Element and Fair Share Plan. The Township's Present Need obligation consists of forty (40) units.

The Township's rehabilitation program provides eligible low- and moderate-income households with financial assistance to correct substandard conditions and address health and safety deficiencies. Assistance is typically provided in the form of deferred-payment or forgivable loans, consistent with Township policy and applicable regulations.

Eligible rehabilitation activities include, but are not limited to:

- Correction of code violations;
- Repair or replacement of major building systems;
- Emergency repairs necessary to preserve habitability;

- Other improvements necessary to bring units into compliance with applicable codes.

Affordable Housing Trust Fund monies shall continue to be used to fund and administer this program, either directly by the Township or through shared services or contracted program administration, as appropriate. Funding levels per unit shall be determined based on program guidelines, documented need, and available resources.

(b) Administrative Expenses

(N.J.A.C. 5:97-8.9)

The Township shall dedicate no more than twenty percent (20%) of Affordable Housing Trust Fund revenues for administrative purposes. Eligible expenses include:

- Administration of affordable housing programs;
- Legal services related to affordable housing compliance;
- Planning and professional services associated with preparation, amendment, or implementation of the HEFSP; and
- Monitoring, reporting, and coordination requirements.

Administrative expenses: This cap shall apply cumulatively and shall not exceed twenty percent (20%) of total Trust Fund revenues in accordance with N.J.A.C. 5:97-8.9.

(c) Affordability Assistance

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

The Township of Robbinsville currently administers affordability assistance programs to support the long-term viability and continued occupancy of affordable housing units within the Township. Affordable Housing Trust Fund monies may be used to provide affordability assistance to eligible households, including but not limited to:

- Emergency repair assistance for owners of deed-restricted affordable units;
- Energy efficiency and utility-related improvements intended to reduce housing cost burdens;
- Deferred or forgivable loan assistance to address affordability gaps; and

- Other forms of affordability assistance permitted by regulation

These programs are intended to assist income-certified households that may otherwise lack the financial capacity to maintain their homes in a safe and code-compliant condition, thereby preserving the Township's existing affordable housing stock.

Priority may be given to households earning 30 percent or less of regional median income, where feasible.

A modest allocation of approximately \$8,000 is anticipated for affordability assistance, reflecting limited, case-specific interventions such as emergency repairs or utility-related improvements for income-certified households. This allocation is not intended to support new unit creation but to preserve existing affordability where limited assistance can prevent displacement.

(d) Supportive Living and Special Needs Housing

(N.J.A.C. 5:97-6.10)

Given current funding limitations, the Township does not assume implementation of a standalone supportive or special needs housing program during the certification period. However:

- Funds may be reserved to support such opportunities if they arise; and
- Assistance may be provided in coordination with external partners or programs.

A nominal allocation of approximately \$5,000 is identified as a reserve to support potential supportive or special needs housing opportunities that may arise in coordination with external partners. This allocation reflects the Township's intent to maintain flexibility rather than to implement a standalone program.

(e) Market-to-Affordable and 100 Percent Affordable Housing Programs

(N.J.A.C. 5:97-6.7 and 5:97-6.9)

The Township of Robbinsville has identified opportunities for market-to-affordable conversion, municipally sponsored affordable

housing, and 100 percent affordable housing development in its Housing Element and Fair Share Plan.

Affordable Housing Trust Fund monies may be used, as appropriate and feasible, for:

- Preliminary planning or feasibility analysis;
- Concept development or predevelopment activities;
- Gap funding or affordability assistance;
- Partnership contributions to nonprofit or public entities; and
- Other permitted uses consistent with applicable regulations.

The Township does not assume that currently available Trust Fund monies alone are sufficient to fully fund development of the unmet-need sites. Future Trust Fund revenues collected during the 2025–2035 period may be applied to such sites through amendment of this Spending Plan, as appropriate.

An allocation of approximately \$14,876.54 represents remaining discretionary Trust Fund monies available for preliminary planning, feasibility analysis, or limited predevelopment activities related to market-to-affordable conversion or municipally sponsored affordable housing initiatives. This allocation is not assumed to be sufficient for full project implementation and may be supplemented by future revenues through amendment of this Spending Plan.

(f) Excess Funds

Any Affordable Housing Trust Fund monies not immediately required for the programs identified above shall remain in the Trust Fund and may be used for:

- Additional rehabilitation activities;
- Expanded affordability assistance;
- Municipally sponsored affordable housing initiatives; or
- Support of the unmet-need sites identified in the HEFSP,

provided such expenditures are consistent with applicable state regulations.

SUMMARY

The Township of Robbinsville intends to expend Affordable Housing Trust Fund revenues in accordance with N.J.A.C. 5:97-8.7 through 5:97-8.9 and consistent with the affordable housing programs identified in the Township's Housing Element and Fair Share Plan. This Spending Plan reflects the Township's limited but evolving revenue base, provides a realistic and transparent framework for use of available funds, and preserves flexibility to respond to future affordable housing opportunities while maintaining compliance with statutory and regulatory requirements. All projected revenues and allocations are planning estimates intended to guide expenditure priorities and do not constitute binding commitments. Actual expenditures shall be subject to availability of funds, program demand, and applicable regulatory approvals.