

Affordable Housing Trust Fund Spending Plan

*Prepared for the:
Township of Woodbridge
Middlesex County, New Jersey*

*Originally Prepared: June 2012
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APPROVED _____, 2017 BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WOODBRIDGE

1. INTRODUCTION

The Township of Woodbridge, Middlesex County, 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 applicable regulations of the New Jersey Department of Community Affairs (NJDCA). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by the NJDCA on June 17, 1999 and adopted by the township on December 21, 1999. The ordinance establishes the Township of Woodbridge Affordable Housing Trust Fund.

This spending plan was prepared for all monies in the township's Affordable Housing Trust Fund, including monies received as payments-in-lieu of the onsite construction of affordable units in connection with the point-based system to capture future affordable housing opportunities that is described in the township's Housing Element and Fair Share Plan and Ordinance No. 16-36. The township's Affordable Housing Trust Fund and monies received as payments-in-lieu of construction in connection with the point-based system are discussed and managed separately from other payments-in-lieu, so as to facilitate their proper tracking and use. The management of payments-in-lieu associated with the point-based system is discussed in Section 6 of this spending plan.

2. AFFORDABLE HOUSING TRUST FUND REVENUES FOR CERTIFICATION PERIOD

As of December 31, 2015, the Township Trust Fund had collected \$8,778,009.46 and expended \$7,042,362.03, which resulted in a balance of \$1,735,647.43 (hereinafter rounded to \$1,735,647). As noted below, however, the Woodbridge Redevelopment Authority controls a total of \$2,600,000, which was received as a payment-in-lieu from the Forest View III development and will be used for affordable housing purposes in accordance with this spending plan. Thus, the total amount available to the township for affordable housing purposes on December 31, 2015 was \$4,335,647. 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 for the purposes of affordable housing. These funds shall be spent in accordance with the applicable regulations of the NJDCA, as described in the sections that follow.

To project revenue anticipated during the third round period, Woodbridge considered the following:

(a) Development Fees:

1. Residential and nonresidential developments which have had development fees imposed upon them at the time of preliminary or final development approvals;

2. All developments 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):

Woodbridge received a PIL in the amount of \$2,600,000 from the Forest View III development. The Township secured the Forest View III PIL in accordance with the Planned Development Option of the Avenel – Homestead Avenue Area, which was adopted by Township Ordinance 09-51. The Forest View III PIL is being held by the Woodbridge Redevelopment Agency and will be committed to the Warden Home Site (Affordable Housing Site No. 9, a.k.a. Pennrose site) as per a prior agreement.

In addition to the above, please note that Woodbridge also anticipates receiving payments-in-lieu associated with its point-based system to capture future affordable housing opportunities (Ordinance No. 16-36). The Township will use these payments to create new affordable units within Woodbridge. As described in Section 6 of this spending plan, however, payments-in-lieu associated with the point-based system will be managed separately from other payments-in-lieu. Indeed, to facilitate proper tracking of payments-in-lieu associated with the point-based system, and to ensure that they are used specifically for the creation of new affordable units, they will be deposited into a sub-account of the Affordable Housing Trust Fund and will be separately identifiable from other payments-in-lieu. Additionally, the total amount and number of payments-in-lieu associated with the point-based system will be recorded on an ongoing, project-by-project basis by the township's chief financial officer. Accordingly, payments-in-lieu associated with the township's point-based system to capture future affordable housing opportunities are not recorded in the projection of Affordable Housing Trust Fund revenues that is presented below. Woodbridge will use payments-in-lieu of construction associated with the point-based system to create new affordable units through the Foreclosure Reinvestment Program, Abandoned Properties Program, and Woodbridge Developmental Center (Site No. 12), or by another means that is compliant with applicable rules and regulations.

(c) Other Funding Sources:

No additional funding sources are anticipated at this time.

(d) Projected Interest:

Interest on projected revenue in the Affordable Housing Trust Fund is estimated on deposits at the current average interest rate.

PROJECTED AFFORDABLE HOUSING TRUST FUND REVENUES January 1, 2016 through December 31, 2025											
Source of Funds	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Development Fees:	—	—	—	—	—	—	—	—	—	—	—
Approved Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Development Pending Approval	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Projected Development	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$3,850,000
Payments-in-Lieu¹	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Funds from Other Sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$15,000
Total	\$386,500	\$1,386,500	\$1,3836,500	\$386,500	\$5,865,000						

Woodbridge projects a total of \$5,865,000 in Affordable Housing Trust Fund revenues to be collected between January 1, 2016 and December 31, 2025, including interest earned on the account. This includes an estimated \$2 million in revenues from a new PSE&G facility to be constructed in the Township. This projected amount, when added to the Affordable Housing Trust Fund balance and the aforementioned additional monies controlled by the Woodbridge Redevelopment Authority as of December 31, 2015, results in an anticipated total of \$10,215,647 to implement the township’s Housing Element and Fair Share Plan.

3. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE MONIES FROM THE AFFORDABLE HOUSING TRUST FUND

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

- (a) Collection of development fee revenues:

¹ No other payments in lieu of construction other than those generated by the township’s point-based system to capture unmet need are anticipated during the projection period. As noted in Section 2(b) of the Spending Plan, the township will deposit payments-in-lieu from the point-based system in a sub-account of the Affordable Housing Trust Fund and manage such funds separately from other payments-in-lieu in order to facilitate proper tracking of these payments and to ensure that they are used to create new affordable units in accordance with the provisions of Ordinance No. 16-36. Accordingly, the payments-in-lieu from the point-based system are not included in the projected revenues. All such funds will be used to create new affordable housing units in accordance with the township’s plan.

Collection of development fee revenues shall be consistent with Woodbridge Township's development fee ordinance for both residential and non-residential developments in accordance with applicable regulations of the NJDCA and PL 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:

The mayor and township administrator forward to the governing body a recommendation for the expenditure of development fee revenues as set forth in this spending plan. The governing body reviews the request for consistency with the spending plan and, if the request is consistent with the plan, adopts the recommendation.

The use and release of the funds require the adoption of a resolution in accordance with the approved spending plan. Once a request is approved, the chief financial officer releases the revenues from the trust fund for the specific use, as per the governing body's resolution.

4. DESCRIPTION OF ANTICIPATED USE OF MONIES FROM THE AFFORDABLE HOUSING TRUST FUND

(a) Rehabilitation:

As has been previously noted, the township's assumed present need is 381 units. The township's assumed present need of 381 units is specified (as "Present Need, 2010") by the Fair Share Housing Center.

From 1999 through June 2008, the township operated a HUD-funded housing rehabilitation program that completed a total of 94 housing rehabilitations. However, because they were completed before 2010, these housing rehabilitations may not be applied toward the present need obligation of 381 units.

To address its present need obligation of 381 units, the township will engage a qualified professional affordable housing consultant to initiate and administer a housing rehabilitation program that adheres to the regulatory requirements for housing rehabilitations (incl., the rehabilitation of rental units). The rehabilitation program will be funded by the use of development fee trust fund monies. This spending plan allocates \$1,050,244 to housing rehabilitation. As necessary and based on available funding, the Township will determine an additional annual allocation to be made to housing rehabilitation. In addition, the Township also has adopted a resolution of intent to bond if necessary to fully fund the rehabilitation program.

(b) New construction programs and developments:

(1) Cooper Towers (Affordable Housing Site No. 2)

In August 2011, and needing to move forward with the reconstruction program for affordable age restricted public rental housing, Woodbridge filed a motion with the court seeking a determination that the reconstruction of seventy-five senior housing units at Cooper Towers qualified for credit as part of the township's Housing Element and Fair Share Plan. The township further sought approval of an interim spending plan for the utilization of the Affordable Housing Trust Fund for the purpose of reconstructing Cooper Towers.

The court approved the township's motion as to the interim spending plan and credit for the reconstruction of age-restricted housing on September 12, 2011.

As approved by the court, Woodbridge dedicated \$2,250,000 to the reconstruction of 75 senior units that are owned and managed by the Woodbridge Housing Authority at the Cooper Towers site, which is located at 1422 Oak Tree Road, on Block 442.16, Lot 4. The Cooper Towers reconstruction program was completed in 2013.

No additional expenditures from the Affordable Housing Trust Fund will be made in connection with the Cooper Towers reconstruction program during the period from January 1, 2016 through December 31, 2025.

(2) Olsen Towers (Affordable Housing Site No. 1)

The Township used Affordable Housing Trust Fund funds to reconstruct affordable senior units at the 75-unit Olsen Towers project, which is owned and managed by the Woodbridge Housing Authority and located at 555 New Brunswick Avenue on Block 59.08, Lot 6.02. The reconstruction of the affordable senior units at Olsen Towers is completed and the Township will not expend any additional monies from the Affordable Housing Trust Fund. Due to the senior cap, the township is only eligible to receive credit for 34 of the units that were reconstructed, but reserves the right to obtain credit for additional units as may be applicable in the future.

(3) Hopelawn VFW Site (Affordable Housing Site No. 11): \$250,000

The Hopelawn VFW Site (Affordable Housing Site No. 11) is located at 113 James Street, on Block 4.08, Lot 9.

Woodbridge has adopted a rehabilitation plan for the site and made it available to BCM Affordable Housing to develop a 100-percent affordable, senior rental development with a total of 57 units. The development will be known as Dalina Manor, and it will be jointly owned by Dalina Manor, LLC (to be formed) and the Woodbridge Affordable Housing Corporation. Dalina Manor, LLC will own the improvements, and the Woodbridge Affordable Housing Corporation will own the land. The project has been approved for \$775,000 in low-income housing tax credit financing, and construction commenced in 2016.

To obtain control of the property, the township used \$250,000 in funds that were held by the Woodbridge Affordable Housing Corporation. The funds were used in 2015.

Before the use of \$250,000 to obtain control of the Hopelawn VFW Site, the total amount held by the Woodbridge Affordable Housing Corporation was \$2,480,000. These funds were transferred from Affordable Housing Trust Fund to the Woodbridge Affordable Housing Corporation in 2013 and for the purpose of overseeing the development of affordable development within the township.

The township does not anticipate additional Affordable Housing Trust Fund expenditures related to Dalina Manor in the period from January 1, 2016 through December 31, 2025.

(4) Woodbridge Gardens/Jacob's Landing (Affordable Housing Site No. 8): \$2,230,000

Woodbridge Gardens is a family rental development that is owned by the Woodbridge Housing Authority. The site is located at 10 Bunn Lane, on Block 250, Lot 1.02. It was built in 1952 and is comprised of 150 dwelling units (incl., 24 one-bedroom units, 85 two-bedroom units, 31 three-bedroom units, and ten four-bedroom units) in a total of 17 buildings.

The township is redeveloping the Woodbridge Gardens site with a new, family rental development that contains a total of 204 units. The new development will be called Jacob's Landing. It will meet or exceed the affordability average and bedroom distribution requirements of NJAC 5:80-26.3, and will be jointly owned by Jacob's Landing, LLC (to be formed) and the Woodbridge Housing Authority. Jacob's Landing, LLC will own the improvements, and the Woodbridge Housing Authority will own the land. Construction is expected to be complete in 2018.

The project has been approved for \$1,750,000 in low-income housing tax credit financing (\$18 million over 10 years). In 2015, the township also apportioned a total of \$2,230,000 from the aforementioned \$2,480,000 that was held by the Woodbridge Affordable Housing Corporation. This apportionment constitutes the remainder of the \$2,480,000 that was held

by the Woodbridge Affordable Housing Corporation. The township anticipates making the first payment of \$1.2 million in by the end of 2016 and the remaining \$1.03 million in late 2017 or 2018.

As these funds already have been allocated from monies held by the Woodbridge Affordable Housing Corporation and the township does not anticipate using any additional Affordable Housing Trust Fund monies for Jacob's Landing in the period from January 1, 2016 through December 31, 2025, these expenditures are not included in the Projected Expenditure Table.

(5) Warden Home Site (Affordable Housing Site No. 9): \$2,600,000

The Warden Home site is located along Rahway Avenue on Block 908.01, Lot 10. The site was formerly owned by the New Jersey Department of Corrections (NJDOC). However, the site is no longer needed by NJDOC, and the state has made it available to Woodbridge Township for the development of affordable housing.

Woodbridge has completed a site suitability analysis of the property, and is currently in the process of preparing a redevelopment plan for the site. As of the drafting of this spending plan, the township envisions that the site will be developed as a 100-percent affordable, municipally sponsored development with a total of: 80 special needs family rental units (i.e., units for families with one or more members that have special); and, 20 rental units for the developmentally disabled.

To facilitate the development of the Warden Home site with affordable housing, a total of \$2,600,000 is allocated from the Affordable Housing Trust Fund.

(6) Woodbridge Developmental Center (Affordable Housing Site No. 12): \$600,000

The Woodbridge Developmental Center is located at 1289 Rahway Avenue, on Block 867, Lot 1.01. The site is owned by the State of New Jersey, Department of Human Services and was founded in 1965 as an intermediate care residential facility for individuals with developmental disabilities. The site was closed in 2014 and is no longer needed by the Department of Human Services. The township anticipates that it will become available for reuse, and has completed a site suitability analysis of the property. The township adopted a redevelopment plan in December 2015, which permits the reuse and development of affordable housing on the site, as follows: 75 senior rental units; 80 special needs family rental units (i.e., units for families with one or more members that have special needs); and, 20 rental units for the developmentally disabled.

To facilitate the development of the Woodbridge Developmental Center site with affordable housing, a total of \$600,000 is allocated from the Affordable Housing Trust Fund.

(7) Stern Tower Relocation (Site A): \$1,200,000 (estimated)

The existing 60-unit Stern Tower senior development is being relocated to a site in Port Reading. The new project will be a 100-percent affordable senior development and will include 85 affordable senior units, including the existing senior units relocated from the existing Stern Tower site. Ingerman will develop the project, which will be funded in part through a 4 percent low-income tax credit. Woodbridge Township will provide approximately \$1.2 million in gap financing to support the project. As this is a senior project and the township has reached its senior cap, the township will not be eligible to receive credit for the project in this round. However, the township will bank these units for future credit in subsequent affordable housing rounds.

(c) Foreclosure Reinvestment Program

As a result of the Great Recession, a large number of homeowners in Woodbridge have received a notice of intent to foreclose from their lenders. The township has therefore developed a program to reclaim foreclosed homes, reconstruct or gut rehabilitate them as needed, and return them to the community as owner-occupied, affordable housing units for families.

To implement the program, the township has entered into an agreement with Community Capital Fund, LLC (CCF) to undertake a program of reconstruction or rehabilitation of properties that CCF has acquired from the Federal Housing Administration under a distressed mortgage pool purchase. Under the terms of the agreement, the township will provide CCF with up to \$25,000 per unit from the Affordable Housing Trust Fund to undertake reconstruction or gut rehabilitation. Upon completion, the affordable units will be affirmatively marketed to income-eligible persons, and subject to 30-year affordability controls.

(d) Abandoned Properties Program

Woodbridge contains a large number of abandoned residential properties. The intent of the Abandoned Properties Program is to obtain control of these properties, reconstruct or gut rehabilitate them as needed, and return them to the community as owner-occupied, affordable housing units for families. The township will adopt a scattered site redevelopment plan that will govern the development of each of the properties in the program.

Administration: The following parties will be responsible for the implementation and administration of the program:

- The Woodbridge Redevelopment Agency (WRA) will be the redevelopment entity that will implement the abandoned properties program in accordance with the Abandoned Properties statute, N.J.S.A. 55:19-78, including the acquisition of the abandoned properties by eminent domain and entering into a redeveloper agreement with a redeveloper.
- New Jersey Community Capital Corporation will be the designated redeveloper and will be responsible for undertaking the rehabilitation work in accordance with the requirements of the plan.
- The administration of the affordable housing aspects of the program, including affordability controls, sale/resale, marketing, and reporting will be undertaken by the Township's current Administrative Agent.

The plan will specify that each of the units created as part of the program will be deed restricted as an affordable unit for 30 years. The township's affordable housing ordinance includes provisions that require a minimum of 50 percent of the units to be set aside for low-income residents, and 13 percent for very low-income. However, it is noted that the very low-income requirement is not feasible for the Abandoned Properties Program. As some of these units are intended to be sold (by the Woodbridge Redevelopment Agency), and it may be difficult for very low-income families to qualify for mortgages, the very low-income requirement does not apply to the Abandoned Properties Program. Nonetheless, all units will be affirmatively marketed to low- and moderate-income eligible households in the region.

Funding: The township will use monies from its affordable housing trust fund, including payments-in-lieu of construction, to fund the program. The amount indicated in the spending plan is intended as the initial amount needed to establish the program.

Timetable and Anticipated Performance: The township anticipates that it can provide up to a total of 10 units of affordable family sale units through this program.

The township is going to begin the program in 2017 and continue creating affordable units as long as eligible units continue to be available. The township anticipates that an average of approximately one (1) new affordable units will be created each year, until a minimum of 10 units of affordable family sale units is produced. It is noted that the actual number of units created each year may vary, with a potential for a higher number of units to be created during the first three years, and a subsequent decrease in units per year thereafter.

(e) Administrative Expenses

As indicated in the following administrative expense calculation, up to a total of \$2,028,950 may be used for administrative purposes in the period from January 1, 2016 through December 31, 2025.

ADMINISTRATIVE EXPENSE CALCULATION

Actual development fees and interest thru 12/31/2015		\$8,353,009.46
Projected development fees and interest from 2016 thru 2025	+	\$5,865,000.00
Payments-in-lieu of construction and other deposits thru 7/17/2008	+	\$425,000.00
Less RCA expenditures	-	\$0.00
Total	=	\$14,643,009.46
Calculate 20 percent	x .20 =	\$2,928,601.89
Less admin expenditures thru 12/31/2015	-	\$899,651.94
PROJECTED MAXIMUM available for administrative expenses 1/1/2016 thru 12/31/2025	=	\$2,028,949.95

The Township of Woodbridge projects that \$500,000 will be used for administrative purposes.

Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- 1) Administration of affordable housing programs.
- 2) Payment of employee salary and benefits.
- 3) Payment of other miscellaneous administrative expenses and costs related to the preparation and implementation of the Township Housing Plan Element and Fair Share Plan.

It is important to note that the maximum to be spent for administration is limited to 20 percent of Affordable Housing Trust Fund revenue in any given year, and not 20 percent of what is anticipated to be collected through 2025. This cap may, however, be exceeded if: 1) the township has expended less than 20 percent of historic revenues on administration; and 2) the total administrative expenditure in the given year does not amount to more than 20 percent of the annual revenue in the given year, plus the difference between 20 percent of historic revenues and historic administration expenditures.

(f) Affordability Assistance

Municipalities are required to spend a minimum of 30 percent of development fee revenue to render existing affordable units more affordable and one-third of that amount must be dedicated to very low-income households (i.e. households earning less than 30

percent of the regional median income). As indicated in the following affordability assistance calculation, a total of \$4,265,402.84 must be dedicated to affordability assistance in the case of the Township of Woodbridge.

AFFORDABILITY ASSISTANCE CALCULATION

Actual development fees and interest thru 12/31/2015		\$8,353,009.46
Projected development fees and interest from 2016 thru 2025	+	\$5,865,000.00
Less housing activity expenditures through 6/2/2008	-	\$0.00
Total	=	\$14,218,009.46
Calculate 30 percent	x .30 =	\$4,265,402.84
Less Affordability assistance expenditures through 12/31/2015	-	\$0.00
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2016 through 12/31/2025	=	\$4,265,402.84
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2016 through 12/31/2025	÷ 3 =	\$1,421,800.95

Woodbridge will allocate affordability assistance to affordable units created through the Foreclosure Reinvestment Program, Abandoned Properties Program, and Woodbridge Developmental Center (Site No. 12), or by another means that is compliant with applicable rules and regulations. The following mechanisms illustrate some of the potential means by which Woodbridge may allocate affordability assistance to these programs: provision of subsidies to render units affordable to low- and very low-income households; provision of additional affordable units within the Foreclosure Reinvestment Program and Abandoned Properties Program; provision of down payment assistance to first-time home buyers; and, provision of security deposit assistance to low- and very low-income households. To effectuate such mechanisms, Woodbridge may make contributions to developers and partners, or contract with an approved affordable housing services provider.

5. AFFORDABLE HOUSING TRUST FUND EXPENDITURE SCHEDULE

The Township of Woodbridge intends to use funds for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is tabulated in the following table.

Developments and Programs	Number of Units	Projected Expenditure Schedule January 1, 2016 - December 31, 2025										
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Rehabilitation	381	\$105,025	\$105,025	\$105,025	\$105,025	\$105,024	\$105,024	\$105,024	\$105,024	\$105,024	\$105,024	\$1,050,244
New Construction:												
Warden Home Site (Site No. 9)	100	\$0	\$2,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600,000
Woodbridge Developmental Center (Site No. 12)	175	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000	\$0	\$0	\$0	\$600,000
Stern Towers (Site A)	60	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
Foreclosure Reinvestment Program	16	\$0	\$0	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000
Abandoned Properties Program	10	\$0	\$27,777	\$27,777	\$27,778	\$27,778	\$27,778	\$27,778	\$27,778	\$27,778	\$27,778	\$250,000
Affordability Assistance²	TBD	\$0	\$401,712	\$401,712	\$401,712	\$401,711	\$401,711	\$401,711	\$401,711	\$401,711	\$401,712	\$3,615,403
Subtotal		\$105,025	\$4,334,514	\$734,514	\$734,515	\$534,513	\$534,513	\$1,134,513	\$534,513	\$534,513	\$534,514	\$9,715,647
Administration	N/A	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$500,000
Total		\$155,025	\$4,384,514	\$784,514	\$784,515	\$584,513	\$584,513	\$1,184,513	\$584,513	\$584,513	\$584,514	\$10,215,647

² Woodbridge will allocate affordability assistance to affordable units created through the Foreclosure Reinvestment Program, Abandoned Properties Program, and Woodbridge Developmental Center (Site No. 12), or by another means that is compliant with applicable rules and regulations. The following mechanisms illustrate some of the potential means by which Woodbridge may allocate affordability assistance to these programs: provision of subsidies to render units affordable to low and very low income households; provision of additional affordable units within the Foreclosure Reinvestment Program and Abandoned Properties Program; provision of down payment assistance to first-time home buyers; and, provision of security deposit assistance to low and very-low income households. To effectuate such mechanisms, Woodbridge may make contributions to developers and partners, or contract with an approved affordable housing services provider.

Please note that in addition to the expenditure of funds that is detailed in the foregoing schedule, the township anticipates using payments-in-lieu received in connection with the point-based system to capture future affordable housing opportunities for the creation of new affordable units within the Foreclosure Reinvestment Program, Abandoned Properties Program, Woodbridge Developmental Center (Site No. 12), or on any other appropriate site. These expenditures are not included in the foregoing schedule, because, as has been previously stated and is detailed below in Section 6 of this spending plan, payments-in-lieu associated with the point-based system will be managed separately from other payments-in-lieu. Indeed, to facilitate proper tracking of payments-in-lieu associated with the point-based system and to ensure that they are used specifically for the creation of new affordable units, they will be deposited into a sub-account of the Affordable Housing Trust Fund and will be separately identifiable from other payments-in-lieu. Additionally, the total amount and number of payments-in-lieu associated with the point-based system will be recorded on an ongoing, project-by-project basis by the township's chief financial officer. Payments-in-lieu generated as a result of the point-based system will be used for the exclusive purpose of developing new affordable housing units within the township.

6. PAYMENTS-IN-LIEU RESULTING FROM POINT-BASED SYSTEM TO CAPTURE FUTURE AFFORDABLE HOUSING OPPORTUNITIES

As described in the township's Housing Element and Fair Share Plan, Woodbridge will impose an affordable housing set-aside of up to 15 percent on all multifamily development approvals throughout the township. Developers, however, will be able to meet this set-aside requirement by either: providing all of the required, 15-percent set-aside onsite; or, at the developer's option, by providing a minimum of one-third of the required, 15-percent set-aside onsite and a payment-in-lieu to fund the construction of a maximum of two-thirds of the required set-aside on another site within the township. Specific details of this program are provided in the township's Housing Element and Fair Share Plan and in Ordinance No. 16-36.

Payments-in-lieu associated with the point-based system will be managed separately from other payments-in-lieu. Indeed, to facilitate proper tracking of payments-in-lieu associated with the point-based system and to ensure that they are used specifically for the creation of new affordable units, they will be deposited into a sub-account of the Affordable Housing Trust Fund and will be separately identifiable from other payments-in-lieu. Additionally, the total amount and number of payments-in-lieu associated with the point-based system will be recorded on an ongoing, project-by-project basis by the township's chief financial officer.

Use of monies received as payments-in-lieu will be for the exclusive purpose of developing new affordable housing units within the township (e.g., through subsidizing increased set-asides on inclusionary sites, developing new sites, etc.).

7. EXCESS OR SHORTFALL OF FUNDS

All fees shall be committed for expenditure within four years from the date of collection pursuant to N.J.S.A. 52:27D-329.2d, effective July 17, 2008.

In the event of any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan, Woodbridge Township will address the shortfall through annual fee receipts, or with other available funding sources, as may be determined by the township.

In the event that more funds than anticipated are collected, projected funds exceed the amount necessary to implement the township's Housing Element and Fair Share Plan, or Woodbridge Township reserves funds for affordable housing to meet a future affordable housing obligation, these excess funds will be used to fund an eligible affordable housing activity pursuant to applicable rules and regulations.

8. BARRIER FREE ESCROW

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

9. SUMMARY

The Township of Woodbridge intends to spend affordable housing trust fund revenues pursuant to the applicable Department regulations and consistent with the housing programs outlined in its Housing Element and Fair Share Plan, which was adopted by the Woodbridge Planning Board on February 22, 2017, and subsequently endorsed by the Woodbridge Township Council on March 7, 2017.

As of December 31, 2015, the township had a total of \$1,735,647 for affordable housing development and administration, including \$2,600,000 that is held by the Woodbridge Redevelopment Agency. The township anticipates an additional \$5,865,000 in Affordable Housing Trust Fund revenues to be collected between January 1, 2016 and December 31, 2025, including interest earned on the account. This results in an anticipated total of \$10,215,647 for affordable housing development and administration. The Township will dedicate \$8,665,403 towards programs for the production of affordable housing, at least \$1,050,244 to housing rehabilitation, and \$500,000 to administrative costs.

Any shortfall of funds will be offset through annual fee receipts, or with other available funding sources as may be determined by the Township.

The municipality will dedicate any excess funds or remaining balance toward any eligible affordable housing activity pursuant to the Township Housing Plan Element and Fair Share and the applicable rules and regulations.

In addition to the above, the township anticipates that additional funds resulting from payments-in-lieu of constructing on-site affordable housing made in connection with the point-based system to capture future affordable housing opportunities described in the township's Housing Element and Fair Share Plan will be available to fund the development of new affordable housing within the township. The exact amount of these funds is indeterminate at this time. However, any such funds will be managed separately from other payments-in-lieu and will be maintained in a sub-account of the Affordable Housing Trust Fund and used to produce new affordable units in accordance with the requirements of Ordinance No. 16-36 and the township's Housing Plan.

SPENDING PLAN SUMMARY		
Balance as of December 31, 2015 (Affordable Housing Trust Fund Account)		\$1,735,647
Woodbridge Redevelopment Agency Funds		\$2,600,000
Woodbridge Affordable Housing Corporation Funds		\$0 (Expended in 2015)
PROJECTED REVENUE (January 1, 2016 through December 31, 2025)		
Development fees	+	\$5,865,000
Payments-in-lieu of construction	+	\$0
Other funds	+	\$0
Interest	+	\$15,000
	TOTAL REVENUE	= \$10,215,647
EXPENDITURES (January 1, 2016 through December 31, 2025)		
Funds used for Rehabilitation	-	\$1,050,244
Funds used for New Construction		
1. Warden Home Site (Affordable Housing Site No. 9)	-	\$2,600,000
2. Woodbridge Developmental Center (Affordable Housing Site No. 12)	-	\$600,000
3. Stern Towers (Site A)		\$1,200,000
Funds used for the Foreclosure Reinvestment Program		
1. Foreclosure Reinvestment Program	-	\$400,000
2. Abandoned Properties Program	-	\$250,000
Affordability Assistance	-	\$3,615,403
Administration	-	\$500,000
	TOTAL PROJECTED EXPENDITURES	= \$10,215,647
	REMAINING BALANCE	= \$0