



2026 FOURTH ROUND SPENDING PLAN

HOUSING ELEMENT & FAIR SHARE PLAN
WYCKOFF TOWNSHIP
BERGEN COUNTY
NEW JERSEY

March 2026



Introduction

The Township of Wyckoff adopted a Fourth Round Housing Element and Fair Share Plan on June 25, 2025, and an amendment to it on March 11, 2026, that addresses its affordable housing obligation in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., as amended by P.L. 2024, c.2. This Spending Plan addresses the anticipated collection of money in the affordable housing trust fund, anticipated expenditures and the method of allocating funds through the end of the Fourth Round, July 1, 2035. The terms herein are consistent with the Fair Housing Act, as well as the Fair Housing Act Regulations, N.J.A.C. 5:99, et seq.

A development fee ordinance creating a dedicated revenue source for affordable housing was first adopted by the Township on June 5, 2006 and approved by COAH February 28, 2006. All development fees, other income, and interest generated by the fund is kept in an interest-bearing affordable housing trust fund account at TD Bank North.

For the Fourth Round all affordable housing trust fund monies will be collected and spent in accordance with the Fair Housing Act, as amended, the Fair Housing Act Regulations, and shall be consistent with this Spending Plan, as approved by the Program or Court, as described in the sections that follow.

Affordable Housing Trust Fund Summary		
		Total Collected through 12/31/2025
Development Fees	+	\$6,376,504
Interest	+	\$371,112
Payments in Lieu of Construction	+	\$175,000
Other Income	+	\$150,026
Expenditures	-	\$5,341,806
Ending Balance 12/31/2025		\$1,730,835



Fourth Round Revenue

In calculating a projection of revenue anticipated during the Fourth Round, through July 1, 2035, Wyckoff Township considered the following:

1. Development Fees. The Township anticipates that it will receive a modest amount of residential and nonresidential development fees.
 - A. Residential and nonresidential projects that have had development fees imposed upon them at the time of preliminary or final development approvals.
 - B. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy.
 - C. Future development that is likely to occur based on historical rates of development.
2. Payments in lieu of construction. The Township does not expect payments in lieu of construction.
3. Other funding sources. The Township does not expect revenue from other funding sources.
4. Projected interest. The Affordable Housing Trust Fund is in an interest-bearing account and as such, interest will be collected during the Fourth Round.

Assumptions. Projected residential and non-residential development fees are based on approved development and development trends over the last 5 years.

Administrative Mechanism to Collect & Distribute Funds

The following steps for the collection and distribution of development fee revenues shall apply:

1. Collection of development fee revenues. All collection of development fee revenues will be consistent with the Township's development fee ordinance and the requirements of the Fair Housing Act set forth at *N.J.S.A. 52:27D-329.2* and the Fair Housing Act Regulations at *N.J.A.C. 5:99-3*.
2. Expenditure and distribution of development fee revenues. The Municipal Chief Financial Officer, in concert with the Township Clerk will process the distribution of funds.

The release of such funds, with the exception of administrative use of funds within the limits set forth in the Fair Housing Act, requires the adoption of a resolution by the Township Mayor & Council. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.



Projected Revenue											
Revenue Source	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035 (6 mo.)	Total
Development Fees	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$112,000	\$2,137,000
Payments-In-Lieu	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$150,000
Total	\$240,000	\$127,000	\$2,287,000								



Description of Anticipated Use of Affordable Housing Funds

Wyckoff Township proposes to use the funds in the trust fund for the below listed items, pursuant to the Fair Housing Act, during the Fourth Round:

1. Affordability Assistance
2. Administration

For any other uses of affordable housing trust funds, the Township will apply to a court of competent jurisdiction or other authority, as the case may be, for an amendment to the Spending Plan.

Affordability Assistance

A municipality shall set aside a portion of its collected development fees and interest earned for the purpose of providing affordability assistance to low- and moderate-income households in affordable units included in a municipal fair share plan, in accordance with *N.J.S.A. 52:27D-329.2c(3)* and *N.J.A.C. 5:99-2.5*.

This Spending Plan allocates a portion of its anticipated revenues to affordability assistance. Permitted affordability assistance expenditures include but are not limited to down-payment assistance and security deposit assistance, rental assistance, low interest loans and converting low-income units to very-low-income units or creating new very-low-income units.

The Township will operate security deposit and downpayment programs and will consider requested funding for 100% affordable housing developments to buy down the cost of low-and moderate-income homes to convert them to very-low-income homes to fulfill the affordability assistance requirements. See the Appendix to this Spending Plan for additional information.

Administration

Wyckoff Township may use affordable housing trust fund revenue for related administrative costs in an amount not to exceed 20% of the revenue collected from development fees. The table that follows demonstrates the funding available for administrative costs, given the 20% maximum.

When within the maximum of 20% expended, permitted administrative expenditures include the following:

1. Township Attorney, Engineer, Planner and other staff (proportionate) salaries and fees related to plan preparation and implementation, and for such other actions, efforts and expenses as permitted at *N.J.S.A. 52:27D-329.2c(5)* of the Fair Housing Act and the provisions pertaining to same, as set forth in the final adopted version of the Fair Housing Act regulations at *N.J.A.C. 5:99*; and
2. Program administration expenses, such as but not limited to those for the administrative agent.



Administration Expenditure Calculation		
Revenue collected through 12/31/20205		\$2,991,657
Revenue projected through 7/1/2035	+	\$2,287,000
Total	=	\$5,278,657
20 percent maximum permitted administrative expenses	x 0.20 =	\$1,055,731
Less administrative expenditures through 12/31/2025	-	\$186,048
Projected Administrative Costs through 7/1/2035		\$869,683



Expenditure Schedule

Wyckoff Township intends to spend affordable housing trust funds on affordability assistance and administration during the fourth round.

Projected Expenditures											
Program	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035 (6 mo.)	Total
Affordability Assistance	\$100,000	\$200,000	\$300,000	\$300,000	\$400,000	\$500,000	\$500,000	\$500,000	\$500,000	\$138,990	\$3,438,990
Administration	\$75,000	\$85,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$94,683	\$45,000	\$869,683
Total	\$175,000	\$285,000	\$395,000	\$395,000	\$495,000	\$595,000	\$595,000	\$595,000	\$594,683	\$183,990	\$4,308,673



Excess or Shortfall of Funds

The Township anticipates that funding will come from the following sources to satisfy said obligation: the affordable housing trust fund – development fee payments and in-lieu; and governmental sources such as the Federal Law Income Housing Tax Credits, New Jersey Balanced Housing funding, Federal Home Loan Bank Board financing, HMFA bond financing, Small Cities funds and other governmental transfers. In the event that the above funding sources prove inadequate to meet the municipal funding obligation, the Township shall provide sufficient funding to address any shortfalls, including bonding if necessary, and will seek grants or low-cost loans to supplement the available funding. In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to produce additional affordable housing through these programs or pursuant to a Court-approved amendment to this Spending Plan.

Summary

The Township will expend affordable housing trust fund revenues pursuant to the Fair Housing Act, the adopted Fair Housing Act Regulations governing such funds and consistent with its Housing Plan and this Spending Plan, as approved by the Court or Program. The following table provides a summary of anticipated collections and expenditures of the Affordable Housing Trust Fund as stated herein.

Spending Plan Summary		
Affordable Housing Trust Fund Balance 12/31/2025		\$2,021,674
Development fees and interest projected	+	\$2,287,000
Payments in lieu projected	+	\$0
Other revenue projected	+	\$0
Total	=	\$4,308,674
Administrative expenditures	-	\$869,683
Affordability assistance expenditures	-	\$3,438,990
Excess Funds	=	\$0



Appendix: Affordability Assistance Programs

Security Deposit Assistance

This program will provide a subsidy to income-qualified low-and moderate-income renters of deed restricted affordable rental units within the Township to use as a security deposit. The Township will provide up to \$2,000 as a grant to the qualifying low-and moderate-income renter for use as a security deposit for the deed restricted affordable unit. The goal of the program is to provide financial assistance to income-qualified renters.

Application to the program shall include proof of income qualification by the Township's Administrative Agent, copy of the lease to rent a deed restricted home/unit that has been signed by the owner, and copy of the deed restriction (current or draft to-be-applied, as may be applicable). Affordability controls shall be embodied in a deed restriction which shall conform to the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) in effect at the time the subsidy is granted by the Township. The term of the affordability control period shall be for a period of at least 30 years for fourth round sale and prior round units or 40 years for fourth round rental units, with the Township reserving the right and option to extend the affordability control term for an additional term at the end of the initial control period consistent with the requirements of the version of the Uniform Housing Affordability Controls or any successor regulation(s) in effect at the time the initial control period is set to end. Such security deposit shall be consistent with the requirements of the most recent adopted version of the Uniform Housing Affordability Controls in effect at the time the Township adopts a resolution authority the specific funding assistance for the specific applicant.

Once the applicant provides the required application documents noted above, the Township will pass a resolution authorizing funding assistance. Upon receipt of the approved municipal resolution, the renter will be provided an agreement for execution. The deed restriction shall be approved by the Township Attorney and the Township's Affordable Housing Administrative Agent and shall be recorded in the chain-of-title by the owner of the property as a condition of any funding assistance from the Township.

Recipients of Security Deposit Program funds are required to maintain the unit as their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, for the duration of the deed restriction and abide by all other requirements of their deed restriction (located in their deed or Affordable Housing Agreement) and the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.).

The program is not limited to one or more specific housing types or property locations in Wyckoff Township.

Down Payment Assistance

This program will provide a subsidy to income-qualified very-low, low-and moderate-income homebuyers of deed restricted affordable units within the Township to use as a principal down payment. Subject to trust fund availability, the Township will provide up to \$20,000 as a grant to the income-qualified homebuyer to be strictly used as a downpayment for the purchase of a deed restricted affordable unit, including assistance to bring down the cost of low-or moderate-income units to make them affordable to very-low-income households. The goal of the program is to incentivize homeownership and to provide financial assistance to income-qualified homebuyers.

Application to the program shall include proof of income qualification by the Township's Administrative Agent, copy of the contract to purchase a deed restricted fee-simple home that has been signed by the seller, and copy of the deed restriction (current or draft to-be-applied, as may be applicable). Affordability controls shall be embodied in a deed restriction, recapture note and mortgage for the benefit of the



Township, and which shall conform to the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) in effect at the time the Township issues the subsidy. The term of the initial affordability control period set forth in the deed restriction, recapture note, and mortgage shall be for a period of at least 30 years for fourth round sale and prior round units or 40 years for fourth round rental units, and shall include a reservation of the Township's right and option to extend the control period for an additional term at the time the initial control period is set to expire consistent with the requirements of the version of the Uniform Housing Affordability Controls or any successor regulation(s) in effect at the time the initial control period is set to end.

Once the applicant provides the required application documents noted above, the Township will pass a resolution authorizing funding assistance. Upon receipt of the approved municipal resolution, the homeowner will be provided an agreement for execution.

Recipients of Downpayment Assistance Program funds are required to maintain the unit as their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, for the duration of the deed restriction and abide by all other requirements of their deed restriction (located in their deed or Affordable Housing Agreement) and the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.). The deed restriction, recapture note and mortgage shall be approved by the Township Attorney and the Township's Affordable Housing Administrative Agent, and the deed restriction and mortgage shall be recorded in the chain-of-title by the recipient as a condition of any funding assistance from the Township.

The program is not limited to one or more specific housing types or property locations in Wyckoff Township.

Very-low Income Conversion Program

The Township will consider other requests for 100 percent affordable housing developments, to buy down the cost of low- or moderate-income units to make them affordable to very low-income households, which may include special needs and supportive housing opportunities. The goal of the program is to expand affordable housing opportunities for very low income households. The affordability assistance will result in additional very low-income units beyond what is required by state affordable housing rules. The Township may negotiate with developers on a case-by-case basis to determine the appropriate amount of subsidy required to make the unit affordable to a very low-income household.

A condition of any subsidy shall require the developer to accept, execute and record a Township approved affordable housing deed restriction and recapture mortgage in favor of the Township, and require the developer execute a Township approved recapture note in favor of the Township. Affordability controls shall be embodied in the deed restriction, recapture note and recapture mortgage, which shall conform to the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) in effect at the time of issuance of the subsidy to the developer. The term of the initial affordability control period set forth in the deed restriction, recapture note and mortgage shall be for a period of at least 30 years, and shall include a reservation of the Township's right and option to extend the control period for an additional term at the time the initial 30-year control period is set to expire consistent with the requirements of the version of the Uniform Housing Affordability Controls or any successor regulation(s) in effect at the time the initial 30 year control period is set to end.

The program is not limited to one or more specific housing types or property locations in Wyckoff Township.