

**SUMMARY OF PLAN
FOR
TOTAL FAIR SHARE OBLIGATION**

MUNICIPALITY: Wyckoff Township
COUNTY: Bergen County

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTA L UNIT S	
Rehabilitation Share (per 2010 Census)	26		26				26	
Rehabilitation Credits								
Rehab Program(s)	26		26				26	
Remaining Rehabilitation Share	26		26				26	
1987-1999 Prior Round Obligation (1)	221							
Vacant Land Adjustment (if applicable)								
Unmet Need								
RDP								
Mechanisms (2)								
Prior Cycle Credits (4/1/80-12/31/86)								
Credits without Controls								
Inclusionary Zoning		52	40-53 ^a	42-53 ^a	46-52 ^a	0-4 ^a	92-105 ^a	
100% Affordable								
Accessory Apartments								
Write Down-Buy Down/Market-to-Affordable								
Alternative Living/Supportive & Special Needs		36		12 ^b	12 ^b	12	36	
Assisted Living		12				12	12	
RCA Units (previously approved)		44					44	
Compliance Bonus								
Rental Bonuses		41					41	
Total Prior Round Credits			185	40-53	54-65 ^c	58-64 ^c	24-28 ^a	225-238 ^a
Units Addressing 1987-1999 Prior Round			144	40-53	54-65 ^c	58-64 ^c	24-28 ^a	225-238 ^b
1999-2015 GAP Period Estimate (1)								
Included with estimate for 2015-2015								
Mechanisms (2)								
Vacant Land Adjustment (if applicable)								
Unmet Need								
RDP								
Inclusionary Zoning								
Redevelopment								

October 6, 2015

100% Affordable							
Accessory Apartments							
Market-to-Affordable							
Supportive & Special Needs/ Alternative Living							
Assisted Living							
Extended Affordability Controls							
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses							
<i>Total Third Round Credits</i>							
<i>Units Addressing 1999-2015 GAP period</i>							
2015-2025 Third Round Obligation (1)	480						
Includes obligation for 1999-2015							
<i>Mechanisms (2)</i>							
<i>Vacant Land Adjustment (if applicable)</i>							
<i>Unmet Need</i>	459						
<i>RDP</i>	21						
Inclusionary Zoning			7	3	3	1	7
Redevelopment							
100% Affordable							
Accessory Apartments							
Market-to-Affordable			5/24	TBD ^d	TBD ^d	TBD ^d	5/24
Supportive & Special Needs/ Alternative Living		4	8			12	12
Assisted Living							
Extended Affordability Controls			2	1	1		2
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses							
<i>Total Third Round Credits</i>		4	22				26
<i>Units Addressing 2015-2025 Fair Share</i>		4	22	4+	4+	13+	26

(1) *Identify the basis for asserting this number as the municipal obligation:* for 1987-99, N.J.A.C. 5:93-1, et seq.; for 1999-2025, see attached Summary Report and Narrative (# is for entire 26 year period).

(2) *Provide a description for each mechanism:* See attached Summary Report and Narrative.

Footnotes:

a Depending on whether Abma Farms develops with rental or for sale affordable units.

b Income distribution at Evergreen Court has not been confirmed; will be provided.

c Depends on whether Abma Farms provides rental or for sale affordable units and on the income distribution of the Evergreen Court units.

d Income distribution of Evergreen Court units omitted - to be confirmed.

TOTALS 1987-2025	# 242 (with 21 unit RDP)	% OF TOTAL OBLIGATION
LOW/MOD UNITS	210- 223	86.8-92.1%
VERY LOW INCOME	37-41	15.3-16.9%
BONUS CREDITS	41	16.9%
AGE-RESTRICTED	41	16.9%
NOT AGE-RESTRICTED	169- 182	69.8-75.2%

ALSO, RCA (IN PRIOR ROUNDS) = 44 = 19.9% OF PRIOR ROUND OBLIGATION ONLY