

WOODCLIFF LAKE BOROUGH

2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

ADOPTION & ENDORSEMENT HEARING

JUNE 24, 2025

BRIEF HISTORY

MOUNT LAUREL DOCTRINE AND THE FAIR HOUSING ACT

- NJ Supreme Court – 1975 (Mount Laurel I) and 1983 (Mount Laurel II)
 - **Mt. Laurel Doctrine** - Constitutional obligation to create opportunity for affordable housing, accommodate growth
- Fair Housing Act of 1985 – Created COAH
 - Rulemaking & Enforcement body
 - Failure to comply – exclusionary zoning / builders remedy
 - Lose control of zoning, development

PRIOR ROUNDS

- Effective rulemaking/enforcement -1987 – 1999 (First and Second ROUNDS)
- Failed Third Round rule adoptions – 2000 to 2014
- Third Round 2015 – 2025 -- Mount Laurel IV
 - COAH defunct - Courts take over
 - 2017 – Settlement with Fair Share Housing Center
 - Determine housing obligations, projects
 - 3rd Round Plan in 2018, amended 2023

FOURTH ROUND RULES

FOURTH ROUND AFFORDABLE HOUSING RULES

- Passed by State legislature March 20, 2024
- Require declaration of affordable housing need before 1/31
- Adoption of plan to meet need by 6/30
 - **Failure opens the door to builders remedy**
- Adoption of new ordinances to implement plan by 3/15/2026

FAIR SHARE AFFORDABLE HOUSING OBLIGATIONS

- Prospective Need – Zone for / create new housing by 2035 – Accumulates over time
 - State Calculation - **423 Units**
 - Reduced Settlement – **360 Units**
- Present Need / Rehab Share – Fund rehab of substandard homes – Resets decennially
 - State Calculation - **0 Units**

VACANT LAND ADJUSTMENT

- Adjust prospective need to reflect land constraints
- RDP = 66
- 25% Rule: Varying interpretations, planned to exceed all of them

MEETING THE OBLIGATION

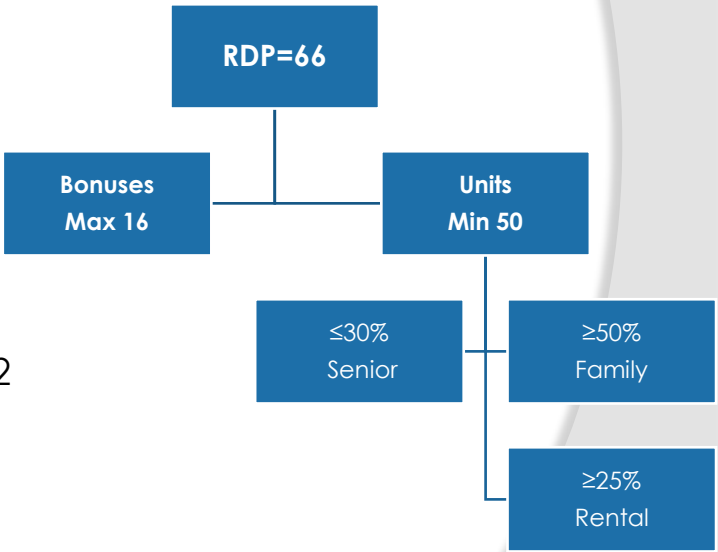
WAYS TO CREATE AFFORDABLE UNITS

- Development projects and Zoning / Redevelopment plans
 - 15-20% Set-Asides
- Group homes / supportive housing
- Contribute funds/land to create housing



BONUS CREDITS

- Meet up to 25% of RDP
- Available for actual projects
- 1 affordable units can count as 1.5 or 2



COMPLIANCE PLAN

Chart 24. Fourth Round Compliance Mechanisms

PROJECT / SITE	TYPE	STATUS	TOTAL UNITS	AFFORDABLE UNITS	BONUS TYPE	BONUS RATIO	BONUSES	TOTAL CREDITS
240 BROADWAY	Family rentals	Approved	41	7	Transit/ Redevelopment	0.5	3	10
HILTON REDEVELOPMENT	Family Sale	Site Designated	147	30	Transit/ Redevelopment	0.5	13	43
BMW REDEVELOPMENT	Family Mixed	Site Designated	TBD	≥68	Transit/ Redevelopment	0.5	0	≥68
126 BROADWAY	Family Rental	Pending Approval	8	2	Transit/ Redevelopment	0.5	0	2
BOARDING HOUSE	Transitional	Existing	13	13		0	0	13
THOII	Family Sales	Zoned	20	4		0	0	4
TOTAL CREDITS TOWARD RDP							16	≥140

Chart 25. Required Minimums and Maximums

REQUIREMENT	FORMULA		MAXIMUM/MINIMUM AMOUNT	PROVIDED
SENIOR MAXIMUM	30% of Affordable Units	25% x 124	37 units	0 units
BONUS CREDIT MAXIMUM	25% x Realistic Development Potential	25% x 66	16 bonus credits	16 bonus credits
FAMILY MINIMUM	50% of Affordable Units	50% x 124	62 units	111 units
TRANSITIONAL HOUSING MAX.	10% of Fair Share Obligation	10% x 140	14 units	13 units

PROCESS

- Identify zoning opportunities
- Negotiate with developers
- Coordination w/ LUB, Council

OTHER COMPONENTS OF HOUSING ELEMENT AND FAIR SHARE PLAN

DEMOGRAPHIC AND ECONOMIC DATA

- Population/Housing/Economic characteristics
- Projected changes over next decade
- Current/future employment analysis

OTHER REQUIREMENTS

- Identify lands considered/proposed for housing
- Assessment of water/sewer capacity
- Statements on other compliance

SPENDING PLAN

PURPOSE

- Project AHTF revenues through 2035
 - Trends, known or expected development fees, assumptions
- Commit funds necessary to implement plan
- Every \$ of revenue must be committed within 4 years of receipt
- Try to end with a \$0 balance

PLAN

- Balance as of 1/1/2025: \$515,747.16.
- Projected Revenues (Development Fees, Interest): \$340,623
- Projected Spending
 - United Way: \$200,000
 - Affordability Assistance: \$384,569 (Required minimum)
 - Administrative Costs: \$271,500 (projected need)
- Resolution of Intent to Fund: Commit to use all funding sources necessary to implement plan

NEXT STEPS

OBJECTIVES TONIGHT

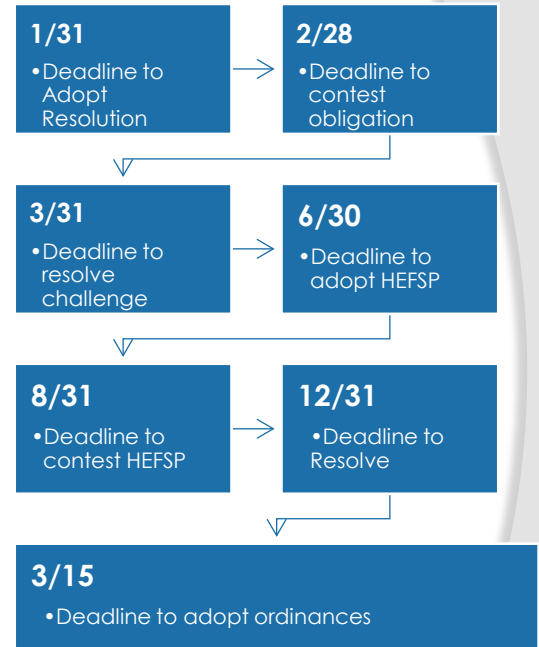
- Adopt Plan & Memorializing Resolution
- Endorse Plan, Approve Spending Plan, Intent to Fund

AFTER ADOPTION

- 48 hours to submit to State
- Possible challenges by 8/31
 - Must allege that plan fails to meet obligation
 - Cannot force specific site into plan
 - Resolve by 12/31
- Adopt ordinances / redev. plans by March 15, 2026

IMPLEMENTATION

- Administrative agent
- Applications go before PB
- Funding of obligations where relevant



QUESTIONS, COMMENTS, DISCUSSION

EXTRA: INCOME CATEGORIES, HOUSING COST LIMITS IN 2025

Chart 1. 2025 Region 1 Income Limits

HOUSEHOLD INCOME CATEGORY	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON
MODERATE	\$71,280	\$81,440	\$91,600	\$101,760	\$109,920
LOW	\$44,550	\$50,900	\$57,250	\$63,600	\$68,700
VERY-LOW	\$26,730	\$30,540	\$34,350	\$38,160	\$41,220

Source: NJHMFA 2025 UHAC Affordable Regional Income Limits

Chart 2. 2025 Region 1 Affordable Rents

HOUSEHOLD INCOME CATEGORY	1-BEDROOM (1.5-PERSON H.H.)	2-BEDROOM (3-PERSON H.H.)	3-BEDROOM (4.5-PERSON H.H.)
MODERATE (60% RMI)	\$1,432	\$1,718	\$1,985
LOW	\$1,193	\$1,431	\$1,654
VERY-LOW	\$716	\$859	\$992

Source: NJHMFA 2025 UHAC Affordable Regional Income Limits

Chart 3. 2025 Region 1 Affordable Monthly Costs for Homeowners

HOUSEHOLD INCOME CATEGORY	1-BEDROOM (1.5-PERSON H.H.)	2-BEDROOM (3-PERSON H.H.)	3-BEDROOM (4.5-PERSON H.H.)
MODERATE (70% RMI)	\$1,559	\$1,870	\$2,161
LOW	\$1,114	\$1,336	\$1,544
VERY-LOW	\$668	\$802	\$926

Source: NJHMFA 2025 UHAC Affordable Regional Income Limits