

**TOWNSHIP OF BYRAM
RESOLUTION NO. 157-2026**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM
APPROVING THE 2026 AFFORDABLE HOUSING TRUST FUND SPENDING PLAN
TO BE UPDATED FROM THE PRIOR SPENDING PLAN AND TO BE PREPARED BY
THE TOWNSHIP PLANNER, DANIEL BLOCH.**

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Byram approve the updated 2026 Affordable Housing Trust Fund Spending Plan to be finalized and prepared by the Township Planner Daniel Bloch.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion		✓			
2nd				✓	✓
Yes	✓	✓	✓	✓	✓
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on August 11, 2026.



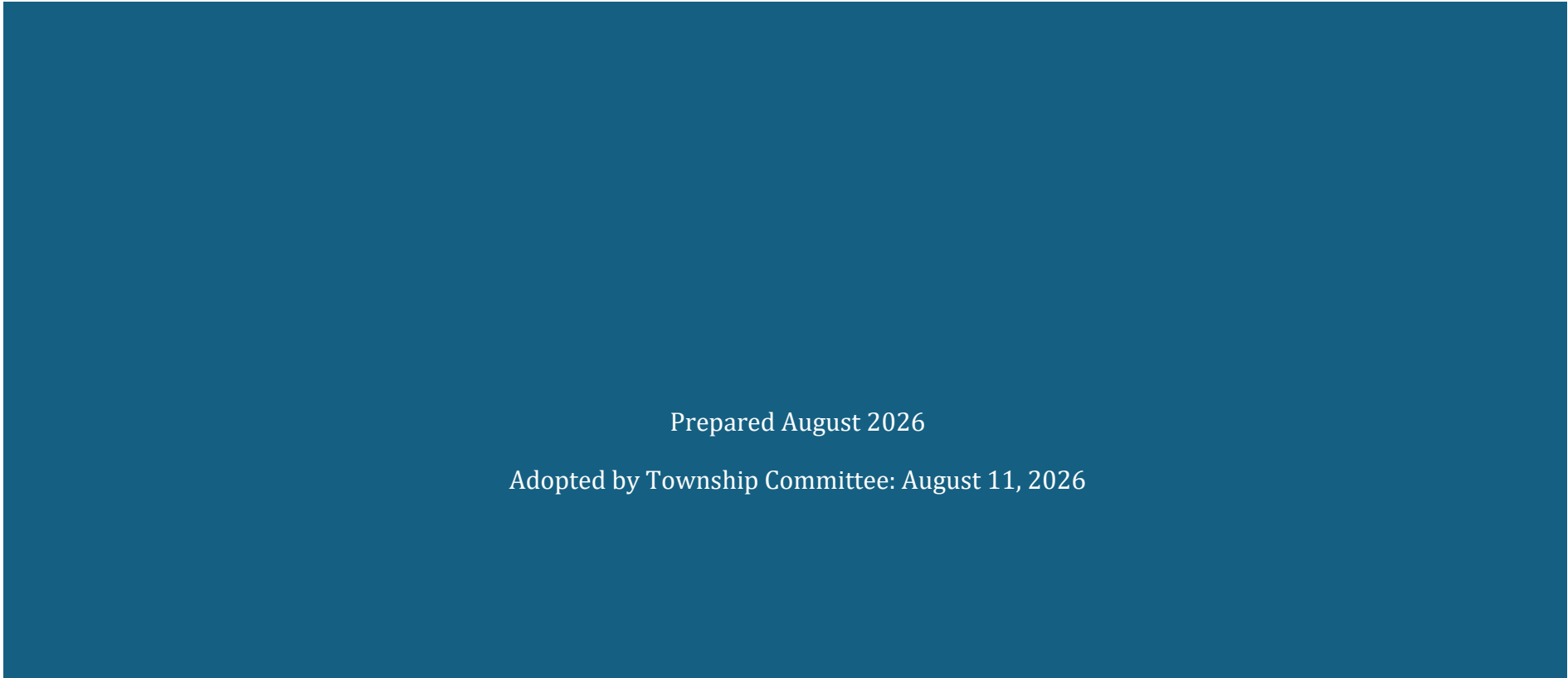
Cynthia Church, RMC
Township Clerk



TOWNSHIP OF BYRAM AMENDED 2026 AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

Prepared August 2026

Adopted by Township Committee: August 11, 2026



1) INTRODUCTION

The Township of Byram has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (NJSA 40:55D-1 et seq.), the Amended Fair Housing Act (NJSA 52:27D-301), and the applicable affordable housing regulations (NJAC 5:91-1 et seq., NJAC 5:93-1 et seq., and NJAC 5.97 et seq.). On January 20, 2004 the Township Council adopted a development fee ordinance via Ordinance #2-2004. The ordinance establishes the Township of Byram's affordable housing trust fund for which this spending plan is prepared.

2) REVENUES FOR CERTIFICATION PERIOD

As of May 30, 2025, the Township of Byram has collected \$375,494 and expended \$127,793, resulting in a balance of \$247,701. The Township also maintains a separate Housing Rehabilitation Trust Fund containing a balance of \$127,997.89 as of May 30, 2025. 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 in Valley National Bank for the purposes of affordable housing. These funds shall be spent in accordance with NJAC 5:93-8.16, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of the fourth round (2025-2035), the Township of Byram considered the following:

(a) Development fees:

1. Residential and non-residential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects 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):

Actual and committed payments in lieu (PIL) of construction from developers as follows:

- No funds are anticipated at this time.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income and proceeds from the sale of affordable units.

- No funds are anticipated at this time.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

- The Township projects collecting \$19,595.82 between 2025 and 2035.

The Township of Byram projects a total of \$96,455.82 in revenue to be collected between 2025 and 2035. This projected amount, when added to the Township's trust fund balance as of May 30, 2025, results in an anticipated total revenue of \$410,629.84 available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing. See the table on the following page for a projection of the anticipated revenues.

Projected Revenues – Affordable Housing Trust Fund												
Source of Funds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development fees:												
Approved Residential Development												\$0
Approved Non-residential Development												\$0
Residential Development Pending Approval												\$0
Projected Residential Development		\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$7,686	\$76,860
(b) Payments in Lieu of Construction												\$0
(c) Other Funds												\$0
(d) Interest	\$16,268	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$19,595.82
Total	\$16,268	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$8,019	\$96,455.82

*For purposes of projecting revenues, we have utilized historic residential Certification of Occupancy data and projected forward. Projections assume the estimated value of a new home is \$256,200. (This value was provided by the Tax Assessor's Office and is the average home value within the Township.) The value is then multiplied by 1.5%.

3) ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

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

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Township of Byram's development fee ordinance for both residential and non-residential developments in accordance with NJAC 5:91 and 5:93, the Amended Fair Housing Act, and the Municipal Land Use Law.

(b) Distribution of development fee revenues:

The Administration forwards a resolution to the governing body recommending 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 adopts the recommendation by resolution. The release of the funds requires the adoption of the governing body resolution in accordance with the Court- and/or Program-approved spending plan. 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.

4) DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Rehabilitation and new construction programs and projects.

- The Township of Byram anticipates dedicating an average of \$8,000 per unit and \$3,800 for administrative costs, for a total estimated cost of \$318,600 to rehabilitate 27 units.
- New construction project(s): \$0

(b) Affordability Assistance (NJAC 5:93-8.16).

Pursuant to N.J.A.C. 5:99-2.5, the Township is required to set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to very low-, low- and moderate-income households in affordable units included

in the Township's Fourth Round Fair Share Plan. The Township has set a goal to expend 30 percent of development fees towards Affordability Assistance. As shown on the chart below, the Township anticipates expending \$123,188.95 from the Affordable Housing Trust Fund for Affordability Assistance, including, but not limited to, the following:

- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs and down payments, security deposits, emergency repairs funding and/or reduce the capitalized basis of the rent payments.
- Assistance with homeowners' association or condominium fees and special assessments.

AFFORDABILITY ASSISTANCE CALCULATION			
Actual development fees through 5.31.2025			\$348,888.88
Actual interest earned through 5.31.2025	+		\$26,605.14
Development fees projected 6.1.2025-2035	+	\$	76,860.00
Interest projected 6.1.2025-2035	+	\$	19,595.82
Less housing activity expenditures through 5.31.2025	-		\$61,320.00
Total	=	\$	410,629.84
Calculate 30 percent	x .30 =	\$	123,188.95
Less Affordability assistance expenditures through 5.30.2025	-	\$	-
Projected Affordability Assistance 6.1.2025-2035	=	\$	123,188.95
Projected Minimum Very Low-Income Affordability Assistance Requirement 6.1.2025-2035	÷ 3 =	\$	41,062.98

(c) Administrative Expenses (NJAC 5:97-8.9).

Municipalities are permitted to use affordable housing trust fund revenue for related administrative costs up to a 20% limitation pending funding availability after programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis in the online Affordable Housing Monitoring System platform based on actual revenues.

The Township of Byram projects that \$27,917.37 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20% cap, include, but are not limited to:

- Township and Affordable Attorney, Engineer and Planner fees related to attaining affordable housing compliance as well as consulting fees related to the administration and implementation of the Township's affordable housing program(s).
- Salaries and benefits for municipal employees for administration and implementation of the housing plan and program(s).
- Fees for administering the Rehabilitation Program and for the Administrative Agent.
- Municipal Housing Liaison and Administrative Agent training and on-going continuing education.

ADMINISTRATIVE EXPENSE CALCULATION			
Actual dev fees and interest thru 5.31.2025			\$375,494.02
Projected dev fees and interest 6.1.2025-2035	+	\$	96,455.82
Payments-in-lieu of construction and other deposits thru 5.31.2025	+	\$	-
Less RCA expenditures thru 4.30.2025	-		
Total	=	\$	471,949.84
Calculate 20 percent	x .20 =	\$	94,389.97
Less admin expenditures thru 5.31.2025	-		\$66,473
Projected Maximum available for administrative expenses 6.1.2025-2035	=	\$	27,917.37

5) EXPENDITURE SCHEDULE

The Township of Byram intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. It should be noted that the amount spent in a given year for any line item may, in reality, span multiple years. The chart below provides an estimated timeline for expenditure and does not restrict the Township from spending the money sooner or later in the Fourth Round period, nor does it prohibit the Township from spending more or less money in one year assuming the funds are in place to make said expenditure.

Projects/Programs	Number of Units Projected	Projected Expenditure Schedule 2025-2035											Total
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Twp Rehab Program	27	\$0	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$31,860	\$318,600
Affordability Assistance		\$ 11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$11,199	\$123,189
Administration		\$20,000	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$792	\$27,917
Total		\$31,199	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$43,851	\$469,706.32

6) EXCESS OR SHORTFALL OF FUNDS

The Township currently has sufficient funds to cover the hard costs (renovation work) of the Rehabilitation Program and all the commitments it has with the affordable housing providers. Any administrative costs above and beyond those that cannot be covered by the trust fund will be sourced from the general fund.

In the event more funds than anticipated are collected, or projected funds exceed the amount necessary to implement the Fair Share Plan, the Township will use those excess funds towards rehabilitation, affordability assistance, or other future affordable housing opportunities.

7) SUMMARY

The Township of Byram intends to spend affordable housing trust fund revenues pursuant to NJAC 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Fourth Round Housing Plan Element and Fair Share Plan.

The Township of Byram has a combined balance of \$375,699.25 as of May 30, 2025 and anticipates an additional \$96,455.82 in revenues through 2035 for a total of \$472,155.07. This Spending Plan demonstrates the Township's commitment to expend \$469,706.32 through December 31, 2035, including a commitment to expend with respect to the following:

- Commitment to expend a maximum of \$305,100 towards the Rehabilitation Program; and
- Commitment to expend up to \$123,188.95 towards affordability assistance; and
- Commitment to expend up to \$27,917.37 towards administrative costs; and
- Any additional funds received shall be allocated towards the Rehabilitation Program or Affordability Assistance.

SPENDING PLAN SUMMARY		
Combined Balance as of May 31, 2025		\$375,699.25
Projected Revenue 6.1.2025-2035		
Development fees	+	\$76,860.00
Payments in lieu of construction	+	\$0.00
Other funds	+	\$0.00
Interest	+	\$19,595.82
TOTAL REVENUE	=	\$472,155.07
Projected Expenditures 5.1.2025-2035		
Funds used for Rehabilitation	-	\$318,600.00
Affordability Assistance	-	\$123,188.95
Administration	-	\$27,917.37
Total Projected Expenditures	=	\$469,706.32
Remaining Balance	=	\$2,448.75