

4TH AFFORDABLE HOUSING ROUND PRELIMINARY STRATEGY

OUR TEAM:

1. Francis Reiner, LLA, PP, Director of Planning
2. Daniel Hauben, PP, AICP, LEED Green Associate, Senior Project Planner
3. Staff of over 40 design professionals



WHAT WE DO:

- 2023 Third Round Housing Plan and Housing Services
- Other Planning Services
- Master Planning
- Zoning
- Redevelopment
- Board Reviews
- Open Space Design/Planning
- Community Energy Planning & Other Special Planning Projects

BRIEF HISTORY

MOUNT LAUREL AND THE FAIR HOUSING ACT

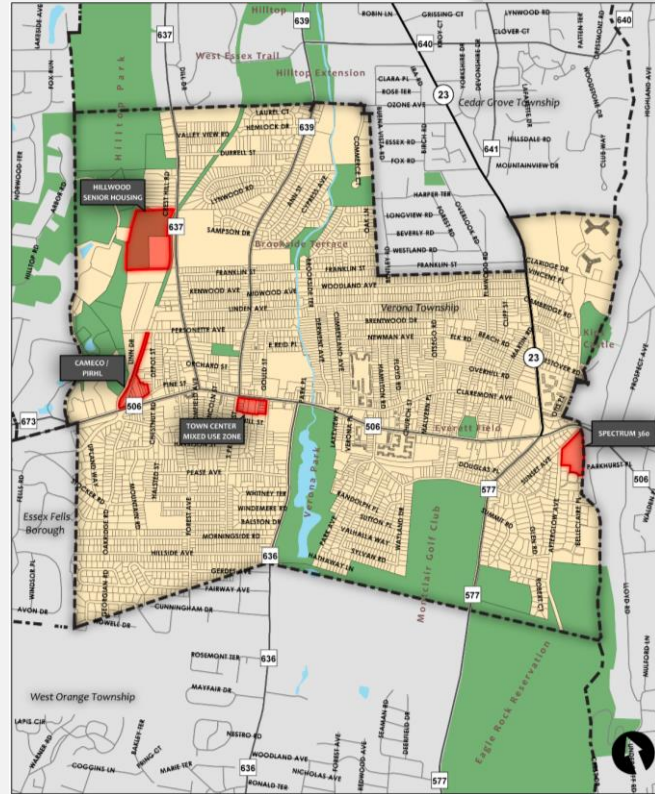
- NJ Supreme Court – Towns have constitutional obligation to create a realistic opportunity for LMI housing
- Fair Housing Act of 1985 – Created COAH, basis for creating rules

COAH

- First and Second Rounds 1987 - 1999
- Third Round Rules (2004, 2008, 2014), Roberts bill
- Mount Laurel IV (2015) – Courts take over, Settlement Agreements
- S50/A4 eliminates COAH March 20, 2024

VERONA

- Adopted HEFSP in 2023
- Establishes number of units required from 1987 to 2025
 - 10 unit adjusted Present Need / Rehab (2015)
 - 24 unit Prior Round (1987-1999)
 - 215 unit Third Round (1999-2025)
- Establishes projects/policies to meet this obligations



A4/S50 AND THE 4TH ROUND RULES

COAH REPLACED

- Rules for compliance are in the FHA
- DCA calculates numbers by October 20, reviews trust fund / unit monitoring
- Dispute Resolution Program created to review plans / mediate challenges

SCHEDULE

- Binding Resolution on Obligation – Jan 31, 2025
- Adopt 4th Round Plan - June 30, 2025
- Adopt Ordinances – March 15, 2026

POSSIBLE CHALLENGES

- Obligation not based on rules – Feb 28, '25
- Housing Plan not realistic – August 31, 2025
- Failure to meet deadlines

LOOK BACK REQUIREMENT

- Plan to replace zones, projects predating July 1, 2020 that have not been productive

MEETING THE OBLIGATION

VACANT LAND ADJUSTMENT

- Similar to previous rules
- Need to address $\geq 25\%$ of Prospective need

BONUSES

- NO RENTAL BONUSES
- $\frac{1}{2}$ mile from transit (0.5 bonus credits)
- Redevelopment of non-res (0.5)
- Market-to-affordable (1)
- Special Needs (1)
- Senior (0.5 for 10% of senior units)
- Township-sponsored, surplus 3-bedroom, surplus very-low income, non-profit, extension of controls (0.5)

OTHER SIGNIFICANT CHANGES

- Max. 30% Seniors (up from 25%)
- Payments in-lieu (i.e. Spectrum) prohibited
 - Need to use PILOTs, density to make affordable housing financials work

PLANNING AHEAD

OBLIGATION

- Anticipate at least 40-50% of Third Round number
 - 86 to 118 Units
- May be able to utilize TC-MU zone (11 to 14 units) + Town wide set-aside

ALIGN WITH REDEVELOPMENT GOALS

- Zoning Bloomfield Avenue, Pompton Avenue, obsolescent commercial sites

REVIEW TRUST FUND CAPACITY

- Contribute funds toward group home?
- Market-to-Affordable Program
- More bonuses per unit

DON'T LEAN ON AGE-RESTRICTED HOUSING

- Limited bonus yield

NEXT STEPS

- Vacant land analysis
- Consider affordable housing in your Bloomfield Ave visioning process
- Ensure that development fees are being collected to fund bonus-yielding programs

QUESTIONS, COMMENTS, DISCUSSION