

**VERONA TOWNSHIP**

**2025 FOURTH ROUND  
HOUSING ELEMENT AND FAIR SHARE  
PLAN**

**ADOPTION HEARING**

**JUNE 19, 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
  - 2021 – Settlement with Fair Share Housing Center
    - Determine housing obligations, projects
    - 3<sup>rd</sup> Round Plan in 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
  - State Calculation - **173 Units**
  - Reduced Settlement – **155 Units**
- Present Need / Rehab Share – Fund rehab of substandard homes
  - State Calculation - **0 Units**

## VACANT LAND ADJUSTMENT

- Adjust prospective need to reflect land constraints
- Plan for what land could accommodate (RDP) plus 25% of balance of Prospective Need (“Unmet” Need)
- $RDP = 57, \text{Unmet Need} = 25 (155 - 57 = 98 / 4 = 25)$
- **Instead of planning for 155 units, plan for 82.**

# MEETING THE OBLIGATION

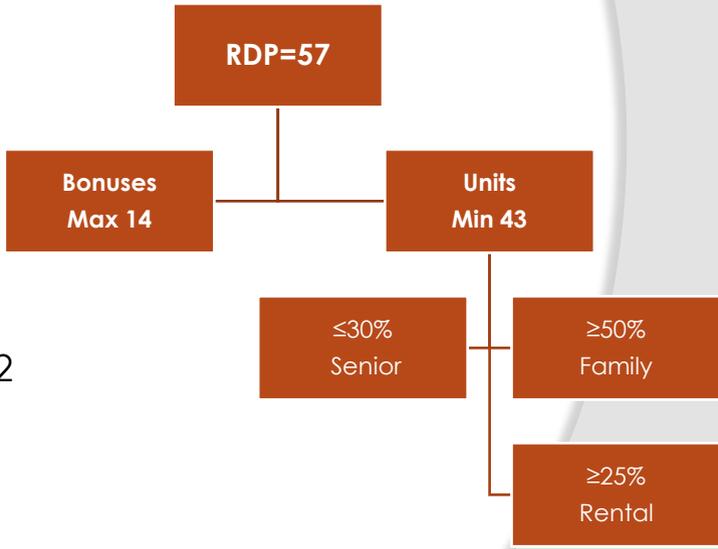
## WAYS TO CREATE AFFORDABLE UNITS

- 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. Compliance Plan to satisfy the 57-unit RDP

PROJECT	UNIT TYPES	TENURE	TOTAL UNIT	AFFORDABLE UNITS	BONUS TYPE	PROJECT TYPE	BONUS RATIO	BONUS CREDITS	TOTAL CREDITS
TCMU OVERLAY	Family	Rental	70	11	Transit/Redevelopment	Zone			11
GROVE AVENUE ASSISTED LIVING	Senior	Rental	165	5 (of 25)	Redevelopment/Senior	Zone			5
320 BLOOMFIELD AVE	Family	Rental	12	2	Transit/Redevelopment	Redevelopment	0.5	1	3
HILLCREST FARMS	Family	Rental	33	1	Transit/Redevelopment	Redevelopment	0.5	0	1
	Special Needs			4	Special Needs		1	4	8
RICHFIELD REGENCY / 420 BLOOMFIELD	Family	Rental	≥45	≥ 7	Transit/Redevelopment	Redevelopment	0.5	≥3	≥10
176 BLOOMFIELD	Family	Rental	28	4	Transit/Redevelopment	Redevelopment	0.5	2	6
855-885 BLOOMFIELD AVE	Special Needs	Sales & Rentals	≥19	±2	Transit/Redevelopment	Redevelopment	1	±2	±4
	Family			±2			0.5	±1	±3
HILLWOOD SURPLUS*	Senior	Rental		8 (of 100)	Senior	Existing Surplus	0.05	0	8
<b>TOTAL</b>			<b>≥372</b>	<b>≥ 46</b>				<b>±13</b>	<b>≥ 59</b>

\* EXISTING UNITS

## PROCESS

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

## UNMET NEED

- 25% of 98 =25 units
- Eliminate 50% res/non-res rule in TC zone, state 10 du/ac density
- Use surplus trust funds to increase set-aside at one project or support special needs
- Excess units can be used in the next round

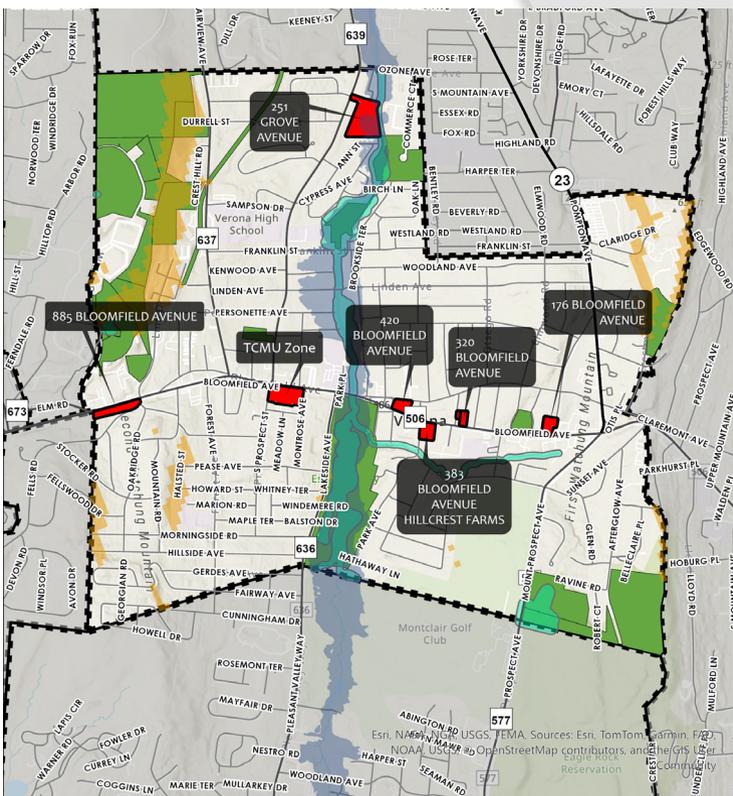
# OTHER COMPONENTS OF HOUSING ELEMENT AND FAIR SHARE PLAN

## 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 (Council)
- Draft ordinances (Council)
- Resolutions executing plan (Council)



### LEGEND

- Sites Considered / Plan Components
- Protected Open Space
- Steep Slopes



# NEXT STEPS

## MEETINGS TO ADOPT

- Adopt @ Special PB Meeting on Jun 19
- Council endorsement, resolutions on Jun 23

## 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 2 Income Limits

HOUSEHOLD INCOME CATEGORY	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON
MODERATE	\$75,840	\$86,640	\$97,440	\$108,240	\$116,960
LOW	\$47,400	\$54,150	\$60,900	\$67,650	\$73,100
VERY-LOW	\$28,440	\$32,490	\$36,540	\$40,590	\$43,860

Chart 2. 2025 Region 2 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)	\$1,523	\$1,827	\$2,111
LOW	\$1,269	\$1,523	\$1,759
VERY-LOW	\$762	\$914	\$1,056

Source: NJHMFA 2025 UHAC Affordable Regional Income Limits

Chart 3. 2025 Region 2 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)	\$1,659	\$1,989	\$2,299
LOW	\$1,185	\$1,421	\$1,642
VERY-LOW	\$711	\$853	\$985

Source: NJHMFA 2025 UHAC Affordable Regional Income Limits