



THE TOWNSHIP OF TEANECK FOURTH ROUND AFFORDABLE HOUSING

FOURTH ROUND COMPLIANCE PROCESS

TIMELINE

- 1 Jan. 28, 2025 – Municipal Governing Body adopts present & prospective need obligation numbers by resolution (adjusted from DCA)
- 2 February 28, 2025 – Deadline to file an objection/challenge to obligation number.
- 3 March 1 - April 1, 2025 – If challenged, review period by Affordable Housing Dispute Resolution Program (Challenge by Builder's Association Occurred. Obligation adjusted.)
- 4 June 30, 2025 – Deadline for adoption of HEFSP by Planning Board & subsequent endorsement by the Governing Body.
- 5 July 1 - August 31, 2025 - Challenge Period of Housing Element & Fair Share Plan (HEFSP)
- 6 September 1 - December 31, 2025 – Resolution of challenges to HEFSP – between parties or through recommendations of Affordable Housing Dispute Resolution Program
- 7 March 15, 2026 – Final Deadline for adoption of all implementation mechanisms in HEFSP.

LEGAL STATUS

- 1 Jan. 28, 2025 – Municipal Governing Body adopts present & prospective need obligation numbers by resolution (adjusted from DCA 431 ---> 384)
- 2 January 30, 2025 – Teaneck files Declaratory Judgment Action, BER-L-776-25.
- 3 March 26, 2025 – settlement conference with Judge Bookbinder and intervenor New Jersey Builder's Association
- 4 May 30, 2025 – Judge Corritson issues opinion setting 431 prospective need over Teaneck's objection
- 5 June 2, 2025 – Teaneck issues Housing Plan
- 6 June 16, 2025 – Planning Board Hearing

KEY CONTENTS & PROCESSES

- Adjusting the Obligation
- Housing Element & Fair Share Plan
- Additional Requirements

PROSPECTIVE NEED OBLIGATION

“A projection of low and moderate housing needs based on development and growth which is reasonably likely to occur in a region or a municipality.” (Defined under N.J.A.C. 5:93-1.3, calculated per rules under N.J.S.A. 52:27D-304(j)).

VLA

The Township of Teaneck must provide enough credits to satisfy its adjusted obligation:

- RDP = outcome from VLA
 - RDP: The sum of potential affordable housing unit yield from all vacant, unconstrained, developable land at a minimum “presumptive density” of 6 du/ac and a 20% affordable set-aside.
- LTR Obligation = (Prospective Need Obligation – RDP) / 4
 - “Any municipality that receives an adjustment of its prospective need obligations...shall identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning...”
(N.J.S.A. 52:27D-310.1)
- Adjusted 4th Round Obligation = RDP + LTR

ADDRESSING THE ADJUSTED OBLIGATION

- “A reasonable likelihood that the affordable housing in a municipality’s Housing Element and Fair Share Plan will actually be constructed or provided during the 10-year period of certification based upon a careful analysis of the elements in the municipality’s plan, including the financial feasibility of each proposed mechanism and the suitability of specific sites as set forth in N.J.A.C. 5:97-3.13.” (N.J.S.A. 5:94-1.3)
- What this can look like:
 - Surplus credits / projects from the Third Round
 - Applications anticipated to receive site plan approval after June 30, 2025
 - Zoning Ordinances & Redevelopment Plans
 - Municipal land / fund allocations
 - Bonus Credits, up to 25% of the prospective need obligation (see next slide)

BONUS CREDITS

- 1 Bonus Credit per Unit
 - Special needs housing
 - Market-to-affordable conversion
 - Municipal contribution for 100% affordable developments
- 0.5 Bonus Credit per Unit
 - Partnership with non-profit developer
 - Transit-oriented development (within ½ mile of rail / bus stop)
 - Age-restricted housing
 - Redevelopment of commercial sites
 - Extensions of affordability controls
 - Excess very low-income units
 - Excess three-bedroom units

HEFSP

Housing Element & Fair Share Plan per N.J.S.A. 52:27D-310

- “Housing Element” – Summary of municipal characteristics like housing conditions, demographic conditions, employment data, etc.
- “Fair Share Plan” – Municipality’s approach to meeting its affordable housing obligation.

ADDITIONAL REQUIREMENTS

Additional Requirements of Administrative Directive #14-24:

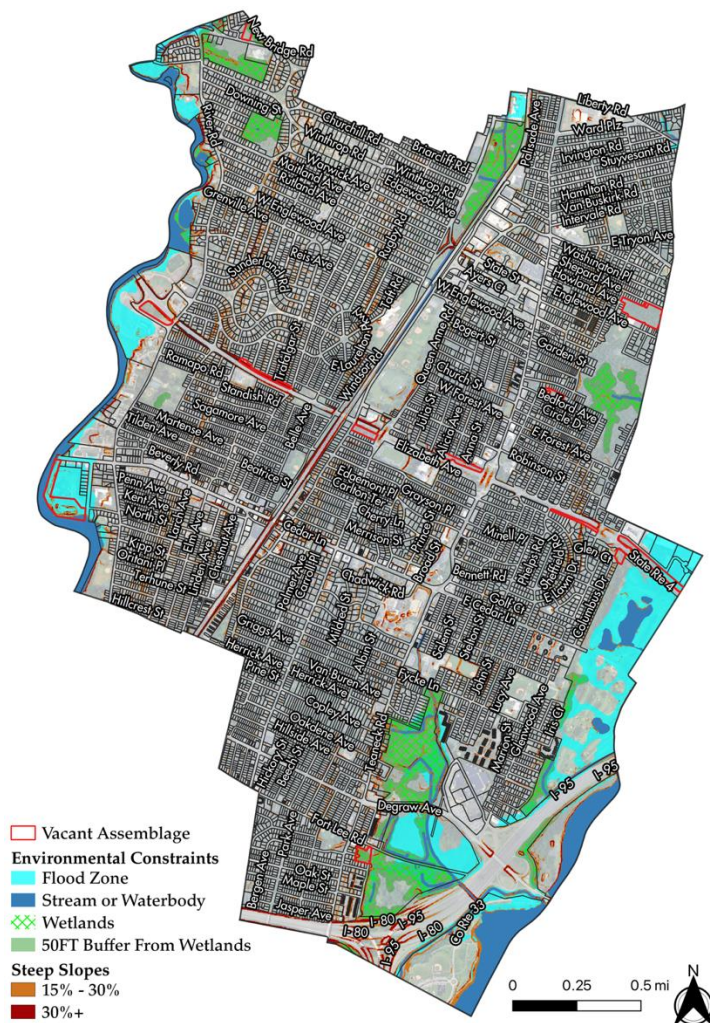
- All ordinances and resolutions required to implement the plan (March 2026).
- An Affirmative Marketing Plan (Prior Adopted)
- A Spending Plan (Proposed Resolution 199-2025)
- Municipal Housing Liaison (Proposed Resolution 197-2025)
- Administrative Agent (Prior Adopted)

TEANECK'S COMPLIANCE STRATEGY

VACANT LAND ADJUSTMENT



Vacant Land Parcel Assemblages to
Analyze against Environmental Areas



Vacant Properties and
Environmental Constraints

VLA – EXAMPLE ANALYSIS

672 Pomander Walk

- Block and Lot(s): 5608, 10
- Approximate Area: 8.5 Acres

Vacant Assemblage

Environmental Constraints

Flood Zone

Streams

Waterbodies

Preserved Open Space

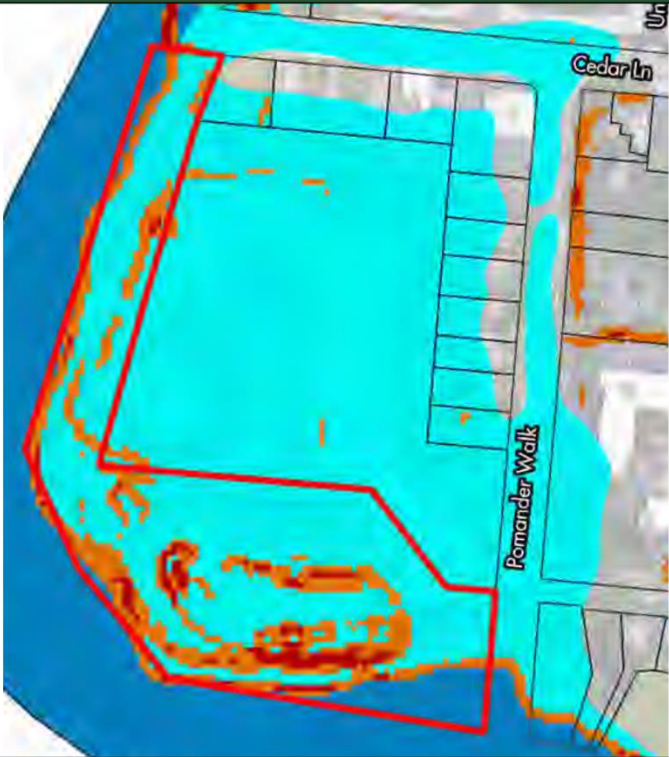
Wetlands

Wetland Buffer 50 ft

Steep Slopes

15%-20%

20%+

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<div><div><div>⊠ Steep Slopes</div><div>⊠ Flood Hazard</div><div>⊠ Waterbodies</div></div><div><div>▪ Constrained Acres: 0 Acres</div><div>▪ Findings: 100% in flood zone with partial steep slopes</div><div>▪ Total Units at 6DU/AC:</div><div>▪ LMI Units at 20% Set-Aside:</div></div></div>

VACANT LAND ADJUSTMENT

- Parcels identified with Realistic Development Potential for 4th Round in Teaneck.

BLOCK	LOT	PROPERTY LOCATION	UNCONSTRAINED ACRES	EST. UNIT YIELD (6 DU/AC)	EST. AH UNITS
5608	10	210 Shepard Ave	5.5	33	7
402	1	1100 River Road	2.58	15	3
1102	10	661 Roemer Ave	0.67	4	0
5801	4	75 Bedford Ave	1.11	7	1
TOTAL REALISTIC DEVELOPMENT POTENTIAL (RDP)					11

Township's RDP for its Fourth Round is 11 credits, and 105 credits must be accommodated on parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted.

FOURTH ROUND OBLIGATIONS

Present Need Obligation	214 Units
Total Prospective Need Obligation	431 Units/Credits
Realistic Development Potential (RDP)	11 Units/Credits
Likely to Redevelop (Minimum 25% Prospective Need MINUS RDP)	105 Units/Credits
Adjusted 4th Round Obligation (RDP + LTR)	116 Units/Credits

COMPLIANCE STRATEGY

- Present Need (214):
 - Bergen County CDBG program
 - Payment into County rehabilitation improvement program
 - Programming Affordable Housing Trust Fund

COMPLIANCE STRATEGY

- Prospective Need Obligation

Compliance Framework

ROUND 4 COMPLIANCE FRAMEWORK	DCA OBLIGATION
Prospective Need Obligation	431
Realistic Development Potential (RDP) per VLA	11
"Likely to Redevelop" 25% Requirement	105
Maximum Bonus Credits	107.75

COMPLIANCE STRATEGY

- Prospective Need Obligation

PROJECT SITE	B/L	LMI UNITS	BONUS CREDIT TYPE	BONUS CREDITS	W/ BONUS CREDITS
140 State Street Amended RDP	Block 5004, Lot 1	5	TOD (0.5)	2.5	7.5
Cedar Lane & American Legion Drive	Block 819, Lots 1, 14, 16, 17; Block 707, Lots 1-5; Block 705, Lot 4.01	48	TOD or Non-Res Conversion (0.5)	24	72
143 State Street	Block 5002, Lot 26	9	TOD or Non-Res Conversion (0.5)	4.5	13.5
827 Teaneck Road	Block 3902, Lot 2.01	6	TOD or Non-Res Conversion (0.5)	3	9
1387 Hill Street	Block 5003, Lot 16	4	TOD (0.5)	2	6
54 West Englewood Ave	Block 4905, Lot 3	11	TOD (0.5)	5.5	16.5
Total:					124.5



NEXT STEPS

- June 16, 2025: Planning Board hearing and adoption of HEFSP.
 - Resolution and HEFSP filed within 48 hours with DCA.
- June 17, 2025: Endorsement of Adopted HEFSP by Township Council.
 - *Deadline for Adoption June 30*
- July 1 - August 31, 2025: Challenge Period of Housing Element & Fair Share Plan (HEFSP)

THANK YOU