

Housing Element
and
Fair Share Plan

Roseland Borough
Essex County

Dated: December 15, 2008

**Housing
Element**

**Roseland Borough
Essex County**

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**ROSELAND BOROUGH/ESSEX COUNTY
HOUSING ELEMENT**

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**ROSELAND BOROUGH/ESSEX COUNTY
HOUSING ELEMENT**

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ROSELAND BOROUGH
ESSEX COUNTY

HOUSING ELEMENT

PREFACE

The Borough of Roseland in Essex County is bounded by West Caldwell and Essex Falls to the north, by West Orange on the east and by Livingston to the south. All are located in western Essex County. East Hanover in Morris County forms the border to the west. The borough consists of approximately 3.66 square miles or 2,344.48 acres.

Until the late 1950s, Roseland remained a small rural town. However, with the development of approximately 1,000 to 1,200 acres of the Becker Farm after 1964, Roseland is now the center of several large corporate office complexes.

Roseland had a population of 5,298 in 2000 and boasts an elementary school, a public works building, a library, the latest fire fighting equipment and a popular recreation center.

A municipality's Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2018 affordable housing need comprised of targeted Growth Share, the Prior Round obligation and the Rehabilitation Share. The regulations of the Council on Affordable Housing (COAH), N.J.A.C. 5:97 et seq., delineate a municipality's strategy for addressing its present and prospective housing needs, and, as such, each municipality's Housing Element must contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the 10 years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;

4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;
8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;
10. A copy of the most recently adopted municipal master plan, and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands map where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

I. INVENTORY OF HOUSING STOCK

A. Age

More than 63 percent of Roseland's housing stock was built after 1960. Roseland has a total housing stock of 2,187 units. The median year that a structure was built in Roseland was 1968 according to the 2000 census.

TABLE 1

Age of Housing Units

<u>Dates of Construction</u>	<u>Structures</u>	<u>Percent of Total</u>
1939 or earlier	266	.12
1940 - 1949	209	.10
1950 - 1959	316	.14
1960 - 1969	396	.18
1970 - 1979	464	.21
1980 - 1989	220	.10
1990 - March 2000	316	.14
TOTAL UNITS	2,187	.99*

Source: 2000 Census of Population and Housing

* Does not add up due to rounding

Units built before 1949 and contain 1.01 or more persons per room are highly correlated with substandard housing indicators. Roseland has 475 units that were built prior to 1949 or only 21 percent of the total number of housing units. This is an index utilized by COAH in determining the Rehabilitation Share. In Roseland, there was minimal overcrowding and all units had complete kitchen facilities. This is generally an important indicator in calculating Roseland's Rehabilitation Share and explains why Roseland's Rehabilitation Share is only one unit.

B. Condition

Rehabilitation Share is the total deficient housing signaled by selected housing unit characteristics unique to each community. It is assumed that units so indicated will be prime candidates for rehabilitation. Characteristics indicating a need for rehabilitation are:

- (1) Persons per Room. 1.01 or more persons per room in housing units built 1949 or before. These are old units that are overcrowded.
- (2) Plumbing Facilities. Inadequate plumbing sufficient for rehabilitation is indicated by incomplete plumbing facilities, i.e., lack of hot and cold piped water, flush toilet or bathtub/shower.

- (3) Kitchen Facilities. Inadequate kitchen facilities signaling rehabilitation are indicated by the non-presence of kitchen facilities within the unit, or the non-presence of one of three components: a sink with piped water, a stove or a refrigerator.

These characteristics of deficient housing are nationally recognized indicators of housing inadequacy. Each one properly identified and not double-counted or multiplied is enough to signal the call for unit rehabilitation. This is true not solely because the characteristic specified is itself debilitating but rather signals a unit that is either old or missing a basic component of normal housing services. These characteristics exist at the municipal level, are reported by the U.S. Census such that they can be isolated and not over counted, and individually indicate the need for structure rehabilitation.

The age of Roseland's housing stock has been presented in Table 1. Tables 2 through 4 address the other surrogates of deficient housing.

TABLE 2

<u>Persons Per Room</u>			
Persons Per Room	Occupied	Owner Occupied	Renter Occupied
1.01 to 1.50	18	10	8
1.51 to 2.00	10	0	10
2.01 or more	0	0	0
TOTAL	28	10	18

Source: 2000 Census of Population and Housing

TABLE 3

Plumbing Facilities

Complete plumbing facilities	2,179
Lacking complete plumbing facilities	8

Source: 2000 Census of Population and Housing

TABLE 4

Kitchen Facilities

Complete kitchen facilities	2,187
Lacking complete kitchen facilities	0

Source: 2000 Census of Population and Housing

Based on the above, COAH has determined that Roseland has one housing unit that is substandard and occupied by low and moderate income households.

C. Purchase and Rental Value

Approximately 69 percent of the owner-occupied housing units in Roseland had values between \$200,000 and \$399,999. The median value was \$289,500.

TABLE 5

Owner-Occupied Housing
Unit Values

	<u>Units</u>	<u>Percent</u>
Less than \$59,999	0	0
\$60,000 - \$69,999	32	.02
\$70,000 - \$99,999	0	0
\$100,000 - \$124,999	7	0
\$125,000 - \$149,999	40	.02
\$150,000 - \$174,999	44	.03
\$175,000 - \$199,999	96	.06
\$200,000 - \$249,999	351	.21
\$250,000 - \$299,999	358	.21
\$300,000 - \$399,999	465	.27
\$400,000 - \$499,999	188	.11
\$500,000 - \$749,999	109	.06
\$750,000 - \$999,999	8	0
\$1,000,000 or more	7	0
TOTAL	1,705	.99*

Median Value \$289,500

Source: 2000 Census of Population and Housing

* Does not add up due to rounding

Of the 429 rental units with cash rent in Roseland, 378 had rents of \$1,000 or more per month. The median contract rent was \$1,216 per month.

TABLE 6

Contract Rent Values

With cash rent:

\$0 - \$ 99	0
\$100 - \$149	8
\$150 - \$199	0
\$200 - \$249	0
\$250 - \$299	0
\$300 - \$349	0
\$350 - \$399	0
\$400 - \$449	0
\$450 - \$499	0
\$500 - \$549	0
\$550 - \$599	0
\$600 - \$649	10
\$650 - \$699	0
\$700 - \$749	16
\$750 - \$999	17
\$1,000 - \$1,249	189
\$1,250 - \$1,499	111
\$1,500 - \$1,999	70
\$2,000 - or more	8
Total	429

No cash rent	8
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Median contract rent	\$1,216
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Source: 2000 U.S. Census of Population and Housing

D. Occupancy Characteristics and Types

Approximately 79 percent of the housing in Roseland is owner occupied. Approximately 20 percent of the housing stock is rental.

TABLE 7

Tenure and Vacancy

	Housing Units
Total Occupied	2,142
Occupied:	
Owner Occupied	1,705
Renter Occupied	437
Vacant:	45
For rent	0
For sale only	16
Rented or sold, not occupied	0
For seasonal, recreational, or occasional use	29
For migrant workers	0
Other vacant	0

Source: 2000 Census of Population and Housing

E. Units Affordable to Low and Moderate Income Households

Units are affordable to low and moderate-income households if the maximum sales price or rent is set within a COAH specified formula. A moderate income household is a household whose gross family income is more than 50 percent of median income, but less than 80 percent of median income for households of the same size within the housing region. A low-income household is a household whose gross family income is equal to or less than 50 percent of median gross household income for a household of the same size within the housing region for Roseland. Roseland is in Region 2, which encompasses Essex, Morris, Union and Warren counties.

Using current regional income limits adopted by COAH, a four-person Essex County median household income is estimated at \$83,771. A moderate-income four-person household would earn a maximum of \$67,017 (80 percent of regional median) and a four person low-income household would earn a maximum of \$41,886 (50 percent of regional median).

Income levels for one, two, three and four person households as of 2008 are given below:

TABLE 8**2008 Low and Moderate Regional Incomes**

Income	1 person	2 persons	3 persons	4 persons
Median	\$58,640	\$67,017	\$75,394	\$83,771
Moderate	\$46,912	\$53,613	\$60,315	\$67,017
Low	\$29,320	\$33,508	\$37,697	\$41,886

Source: COAH, 2008 Income Limits

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent downpayment. In addition, moderate-income sales units must be available for at least three different prices and low-income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under COAH regulations, rents including utilities may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low-income unit and one rent for a moderate-income unit for each bedroom distribution.

In addition, 13 percent of all units must be affordable to households earning no more than 30 percent of median income. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey.

Roseland currently has the following low and moderate income housing that qualifies for COAH credit.

<u>NAME</u>	<u>TYPE</u>	<u>NUMBER</u>	<u>COMPLETED</u>
Eagle Rock	Sales	18	1995
Roseland Glen	Sales	22	1997
Roseland Green	Sales	42	2008

II. PROJECTION OF HOUSING STOCK

A. Building Permits

According to the New Jersey Department of Labor, Residential Building Permits Issued between 1990 and 1999, there were 291 building permits issued in Roseland. From 2000 through August 2008, there were 217 new building permits. Most of this activity was because of inclusionary developments coming on line.

B. Future Construction of Low and Moderate Income Housing

Roseland will address the future construction of low and moderate income housing in the Fair Share Plan.

III. DEMOGRAPHIC CHARACTERISTICS

A. Population

The population in Roseland increased by nine percent between 1990 and 2000. Table 9 illustrates the figures.

TABLE 9

Population

Year	Population
1990	4,847
2000	5,298

Sources: 1990 and 2000 Census of Population and Housing

TABLE 10

Population CharacteristicsSELECTED POPULATION CHARACTERISTICS

Approximately 49 percent of Roseland residents are between the ages of 25 and 59 years. Interestingly, 1,402 residents or nearly 26 percent of the population are 60 or older.

	<u>Number</u>	<u>Percentage</u>
<u>TOTAL POPULATION</u>	5,298	100
<u>SEX</u>		
Male	2,501	.47
Female	2,797	.53
<u>AGE</u>		
	<u>Male</u>	<u>Female</u>
Under 5 years	155	175
5 to 17 years	376	365
18 to 20 years	54	46
21 to 24 years	86	53
25 to 44 years	689	709
45 to 54 years	385	419
55 to 59 years	177	207
60 to 64 years	163	203
65 to 74 years	249	341
75 to 84 years	124	222
85 years and over	43	57

Source: 2000 Census of Population and Housing

B. Household Size and Type

A household profile of Roseland shows that there were 2,145 households with a total household population of 5,298 in 2000. The average number of persons per household was 2.47.

TABLE 11

Household Profile 2000

	<u>Total Number</u>
Households	2,145
Population of households	5,298
Persons per household	2.47

Source: 2000 Census of Population and Housing

TABLE 12

Household Type and Relationship

Total		5,298
In family households:	4,587	
householder:		1,495
Male		1,256
Female		239
Spouse		1,287
child:		1,510
Natural born/adopt		1,492
step		18
grandchild		32
other relatives		43
non-relatives		67
In non-family households:	711	
householders living alone		543
householders not living alone		82
Non-relatives		86
In group quarters:		0
Institutionalized population		0
Non-institutionalized population		0

Source: 2000 Census of Population and Housing

TABLE 13

Type of Housing Units by Structure

Units in Structure	Total Units
1, detached	1,437
1, attached	331
2	47
3 or 4	48
5 to 9	155
10 to 19	88
20 to 49	0
50 or more	81
Mobile home or trailer	0
Other	0
TOTAL	2,187

Source: 2000 Census of Population and Housing

C. Income Level

Approximately, 66 percent of the households in Roseland earned at least \$60,000 or more according to the 2000 census.

TABLE 14
Household Income

<u>Household Income</u>	<u>Number</u>	<u>Percent</u>
\$0 -9,999	43	.02
\$10,000-\$14,999	32	.02
\$15,000-\$19,999	95	.04
\$20,000-\$24,999	59	.03
\$25,000-\$29,999	29	.01
\$30,000-\$34,999	81	.04
\$35,000-\$39,999	59	.03
\$40,000-\$44,999	46	.02
\$45,000-\$49,999	90	.04
\$50,000-\$59,999	182	.09
\$60,000-\$99,999	580	.27
\$100,000-\$149,999	480	.23
\$150,000-\$199,999	171	.08
\$200,000 or more	173	.08
TOTAL	2,120	100

Median Household Income \$82,499

Source: 2000 Census of Population and Housing

D. Age

The age of the Roseland population has been discussed under Section III, Demographic Characteristics, A. Population.

E. Marital Status

In 2000, there were more women than men over the age of 15 years in Roseland. There were slightly more males that never married. Of those widowed, 77 percent were females.

TABLE 15

Sex by Marital Status - Persons 15 Years and over

Marital Status	Total	Male	Female
Total	4,367	2,020	2,347
Never Married	887	464	423
Now Married	2,712	1,341	1,371
Widowed	474	107	367
Divorced	294	108	186

Source: 2000 Census of Population and Housing

IV. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

Of the 2,685 Roseland residents employed in the civilian labor force, 54 percent are in educational, health and social service occupations or construction, manufacturing, wholesale trade, retail trade and transportation fields.

TABLE 16
Occupation
Employed Persons 16 Years and Over

	Male	Female	Total
Finance, insurance, real estate	212	128	340
Construction, manufacturing, wholesale trade, retail trade, transportation	551	266	817
Information	58	66	124
Arts, entertainment, recreation, accommodation and food services	66	97	163
Professional, scientific and technical services	267	139	406
Educational, health and social services	131	513	644
Public administration	76	30	106
Other services	46	39	85
Total	1,407	1,278	2,685

Source: 2000 U.S. Census of Population and Housing

According to the New Jersey State Data Center, Roseland had a covered employment number of 473 in 2003.

TABLE 17
Status of Employment within Roseland

	Annual Avg. Units	Average
Construction	26	132
Manufacturing	12	691
Wholesale trade	22	283
Retail trade	21	113
Transportation and warehousing	5	80
Information	13	1,197
Finance and insurance	66	2,017
Real estate and rental and leasing	34	310
Professional and technical services	94	3,599
Management of companies and enterprises	3	120
Administrative and waste services	34	471
Educational services		
Health care and social assistance	54	725
Arts, entertainment, and recreation		
Accommodation and food services	20	113

Other services except public administration	22	121
Unclassified entities	35	38
PRIVATE SECTOR MUNICIPALITY TOTAL	467	10,037
FEDERAL GOVT MUNICIPALITY TOTAL	1	21
LOCAL GOVT MUNICIPALITY TOTAL	5	147

As to the employment trends in Roseland, with all the office park and corporate offices in Roseland, layoffs in the service industries will cause Roseland employers to reduce staff as well. With approximately 60 percent of Roseland's residents working in white collar positions in service industries, the unemployment rate felt by those industries will have an affect on Roseland residents. The outlook in Roseland is not positive.

V. TOTAL OBLIGATION FOR REHABILITATION AND PRIOR ROUND

A. REHABILITATION SHARE

Roseland has a one-unit rehabilitation obligation.

B. PRIOR ROUND OBLIGATION

Roseland has a 182-unit obligation from the Prior Round.

VI. GROWTH SHARE OBLIGATION

Roseland does not accept the household and employment projections in Appendix F of the COAH rules. Roseland has prepared an inventory of existing land capacity to adjust the COAH-generated Growth Share obligation. In addition, there are exclusions that further reduce the number. All documentation is in the Fair Share Plan and in Workbook C.

VII. ANALYSIS OF EXISTING AND FUTURE ZONING TO ACCOMMODATE GROWTH PROJECTIONS

Roseland believes that the existing zoning can accommodate the growth projections based on the affordable housing options proposed. No zoning changes are necessary.

A. Availability of Existing and Planned Infrastructure

Roseland Borough is an established, stable community with a limited number of vacant developable parcels as seen from the inventory of existing land capacity.

The sanitary system continues to have infiltration and inflow (I&I) problems system-wide. An I&I study was done for the entire system and recommendations were made for remediation. The main pump station, which was upgraded, has alleviated some of the existing problems and now provides sufficient capacity for new development in the borough. In addition, Essex Fell, the neighboring municipality that provides water to Roseland, entered into a contract with New Jersey American Water so that the provision of water is no longer an issue.

It should be noted that Roseland's roadways experience significant traffic flows and many of the intersections operate at marginal levels of service.

B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics

As Roseland is a built-up community, there is minimal vacant land and future new development will most likely result from redevelopment of which there is none planned. As Roseland's population ages, the borough should consider developing an age-restricted community and/or senior related support facilities to accommodate this population demographic. Roseland has prepared an inventory of existing land capacity that reflects the lack of vacant and developable land in the borough.

C. Anticipated Land Use Patterns

Roseland is undergoing changes in land use patterns. As empty-nesters age, they begin to move away and families with school-age children purchase the homes. The recycling of single-family homes results in a secondary trend affecting land use. Adding on and renovating has become common practice and is increasing the residential square footage on already small lots. In addition, the new housing has been predominantly multi-family with an increase in small households and empty nesters.

Given the borough's significant residential development, any new development will encourage additional ratables and uses less dependent on the Roseland school system and its community facilities.

D. Economic Development Policies

Roseland is encouraging additional non-residential development to provide sewers and shopping for both the new residents and the daytime population of the borough's offices. There are no formal economic development policies in place.

E. Constraints on Development

1. State and federal regulations: Roseland is not in the Pinelands, Highlands area or CAFRA and there are no known constraints.
2. Land ownership patterns: The borough is one of the smaller communities in Essex County and consists of approximately 3.66 square miles or 2,344.48 acres. A mix of land use ownership presently exists throughout the borough of which 80 percent is owner-occupied and 20 percent is renter-occupied.
3. Incompatible land uses: The existing manufacturing zones in many cases are located directly adjacent to a residential subdivision, and/or environmentally sensitive lands. These types of zones may no longer represent the vision for the community and the permitted land uses may be generally inappropriate for the future of the borough based upon recent development trends. Permitted uses within the manufacturing zones may be revisited. In some cases, the borough may seek to revisit the zoning district boundaries in order to accomplish more compatible land uses.
4. Sites needing remediation: The Eagle Rock Commons site, located on Woodland Court, is a site that is currently in litigation that is in need of remediation. Once the issues are resolved, the site may be developed as an office complex.
5. Environmental constraints: Drainage problems have been aggravated as new development both inside and outside of the borough has increased. Substantial flooding occurs in the Crest Area drainage system primarily because of development and lack of adequate storm water management in communities to the east of Roseland.
6. Existing or planned measures to address any constraints: The borough is retrofitting the area with the types of storm water management controls presently required for new construction but not installed when this area was developed.

FAIR SHARE PLAN

**ROSELAND BOROUGH
ESSEX COUNTY**

I. PREFACE

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2018. The affordable housing obligation consists of three components:

- Rehabilitation Share (2000)
- Prior Round Obligation (1987-1999)
- Growth Share (2000-2018)

A municipality's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round number because the numbers are updated with each decennial census.

A municipality may receive credit for rehabilitation of low- and moderate-income deficient housing units completed after April 1, 2000 provided the units were rehabilitated up to the applicable code standard, the capital cost spent on rehabilitating a unit was at least \$10,000 and the units have the appropriate controls on affordability to ensure the unit remains affordable during the required period of time.

Rehabilitation credits cannot exceed the Rehabilitation Share and can only be credited against the rehabilitation component, not the new construction component.

The prior round obligation is the municipal new construction obligation from 1987 to 1999. All municipalities participating in the COAH process must use these figures. COAH continues to offer credits, reductions, and adjustments that may be applied against the Prior Round Obligation (1987-1999) for affordable housing activity undertaken from 1980 to 1999.

II. REHABILITATION SHARE

The purpose of a rehabilitation program is to renovate deficient housing units. Deficient housing units are defined as units with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing, (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems. Upon rehabilitation, the housing deficiencies must be corrected and the unit must comply with the applicable code standard.

Roseland has a one-unit rehabilitation obligation and will participate in the Essex County Program until the one unit is completed.

III. PRIOR ROUND OBLIGATION

COAH has determined that Roseland Borough's Prior Round Obligation is 182 units. However, Roseland has a COAH-certified vacant land adjustment for Round One that reduced its new

construction obligation to 162 units. All components of the Prior Round certification remain in place.

With a Rehabilitation Share of one unit, Roseland Borough has a pre-credited need of 163 units.

A. Rental Obligation and Rental Bonuses

The rental component is calculated as follows:

.25 (pre-credited need-prior cycle credits-rehabilitation component)

.25

.25 (162) = 40.5

Therefore, Roseland Borough has a rental obligation of 41 units.

The maximum number of units for which a municipality may receive rental bonuses is also calculated in the formula above. One bonus is granted for family rental units and a 0.33 bonus is granted for age-restricted units.

B. Maximum Age-restricted Units.

A municipality may receive credit for age-restricted units according to the following formula:

.25 (pre-credited need-prior cycle credits-rehabilitation credits)

.25 (163-0-0)

.25 (163) = 40.75 or 41

Based on this formula, Roseland Borough is eligible to age-restrict 41 units for COAH credit.

C. Regional Contribution Agreement (RCA) Maximum

A municipality may transfer one-half of its obligation to another willing municipality within the COAH housing region.

Roseland Borough may enter into an RCA not to exceed 81 units.

D. Implementation

Roseland Borough's second round Housing Element and Fair Share Plan received substantive certification from COAH on August 2, 2000. The following components of Roseland's second round certified plan will address Roseland's prior round obligation of 162 units:

PROJECT	TYPE	NUMBER
Roseland Glen	Age-Restricted Sales	22
Eagle Rock	Family Sales	18
Roseland Green	Family Sales	42
RCA Newark	44 Rentals; 22 Non-Rentals	66
RCA Irvington		14
TOTAL		162

1. Roseland Glen (Block 30, Lots 18, 21) contains a total of 98 units of which 22 are age-restricted, for-sale, affordable units. The units received certificates of occupancy (CO) in 1997 and all units have 20 year affordability controls. Eleven units are low income and 11 are moderate income. All documentation is on file with COAH.
2. Eagle Rock (Block 12, Lots 20, 20A) contains a total of 178 units of which 18 are for-sale, affordable units open to the general public. The units received COs in 1994 and 1995 and all units have 20 year affordability controls. Ten units are low income and eight units are moderate income. All documentation is on file with COAH.
3. Roseland Green (Block 12, Lot 23) contains a total of 230 units of which 42 are for-sale, affordable units open to the general public. All are completed as of this year. All documentation is on file with COAH.
4. Roseland Borough entered into a 66 unit RCA with the City of Newark. Forty-four of the RCAs were rental units. In addition, there were 22 non-rental RCAs. All documentation is on file with COAH.
5. Roseland Borough also entered into a 14-unit RCA with Irvington Township. All money has been transferred and all documentation is on file with COAH.

IV. GROWTH SHARE OBLIGATION

The Fair Share Plan includes the projects and strategies to address an affordable housing obligation and any municipal ordinance in draft form that a municipality is required to adopt as a requirement of certification. The Fair Share Plan is based upon the municipal fair share obligation developed by COAH. The planning board adopts the Fair Share Plan and it is endorsed by the governing body prior to the petition for substantive certification. The proposed implementing ordinances may be adopted prior to substantive certification but in any event must be adopted no later than 45 days after COAH grants substantive certification.

The Fair Share Plan consists of a proposal on how a municipality intends to provide for its affordable housing obligation. Once certified, the plan will be monitored by COAH to verify that the construction or provision of affordable housing is in proportion to the actual residential growth and employment growth.

COAH rules have a number of different provisions regulating the development of affordable housing. The options available to meet the 2000-2018 fair share obligation include:

- Municipal zoning
 - Zoning for inclusionary developments
 - Redevelopment districts/sites
- Municipally sponsored new construction and 100 percent affordable developments
- Alternative living arrangements
 - Permanent supportive housing
 - Group homes
 - Congregate housing
 - Residential health care facilities
- Accessory apartments
- Market to Affordable Program
- Municipally sponsored rental program
- ECHO (elder cottage housing opportunities) housing
- Assisted living residences
- Affordable housing partnership program
- Expanded crediting opportunities
- Extension of affordable units with expiring controls
- Age-restricted housing
- Rental housing with bonus credits
- Very low-income housing with bonus credit

A. Obligation

COAH has calculated a growth share obligation of 148 units. However, Roseland has undertaken an analysis of existing land capacity to reduce the household and employment projections. The supporting documentation is in the Appendices. In addition, Roseland

has a reduction to its growth share obligation because of exclusions from the Roseland Green development that received COs after 2004. All told, Roseland has a 40-unit growth share obligation.

Based on a 40-unit growth share obligation, Roseland has a 10-unit rental obligation and may age-restrict 10 units.

Roseland intends to address this obligation with nine assisted living apartments and with the extension of expiring controls.

1. Sunrise Development, Inc. currently has an application before the Roseland Borough Zoning Board of Adjustment for a 70 unit assisted living facility (Block 30.1, Lots 6, 7, 8). The site is in the R-2 residential zone and is the focus of three bulk variances.

Located at 343, 341 and 339 Eagle Rock Avenue, the site contains 1.853 acres. An implementation schedule has been provided. The owner of the Sunrise property is Bellemead Development Corporation, c/o Gerald Hulls, Jr., Esq., Drinker Biddle & Reath, LLP, 500 Campus Drive, Florham Park, NJ 07932. The applicant is Sunrise Development, Inc., 711 E. Lancaster Avenue, Villanova, PA 19085. The previous zoning was residential and the current zoning is residential, R-2.

The site is surrounded by residential and commercial uses with access from Eagle Rock Avenue. The site is in PA1 and, according to Roseland Borough, there is adequate water and sewer capacity for the proposed development.

There are no known environmental constraints. There are no wetlands, buffers, steep slopes, flood plain areas, stream classifications or critical environmental site classifications. The site is not a historically or architecturally important site; is not contaminated and all of the site is buildable.

The applicant is currently before the zoning board of adjustment so there is no approval or developer's agreement as of December 1, 2008.

As this is an inclusionary development, there is no construction schedule and timetable for each step of construction at this time. The development will be privately financed and Roseland will NOT fund any shortfalls.

2. Extension of Expiring Controls

As mentioned in the Prior Round section, Roseland has two developments with 20-year controls that expire between 2014 and 2017.

Roseland Glen contains 22 age-restricted affordable units that were deed restricted in 1997. All have 20 year deed restrictions. Roseland is in the process

of securing the Affordable Housing Agreements that give Roseland the authority to extend the deeds by Resolution. Once the documentation is available, Roseland will forward same to COAH. The Appendices contain a listing of the names, addresses, block and lots and dates of initial deed restrictions. All were part of an inclusionary development of COAH certified units. Roseland does not believe they fall under the growth share age-restricted cap and thus no waiver is necessary.

Eagle Rock contains 18 family affordable for sale units, seventeen units were deed restricted in 1994 and one in 1995. All have 20 year deed restrictions that expire in 2014 and/or 2015. Roseland is in the process of securing the Affordable Housing Agreements that give Roseland the authority to extend the deeds by Resolution. Once the documentation is available, Roseland will forward same to COAH. The Appendices contain a listing of the names, addresses, block and lots and dates of initial deed restrictions. All were part of an inclusionary development and constructed with private funding.

Below is a summary of Roseland's growth share plan:

PROJECT	TYPE	NUMBER
Roseland Glen	Extending Controls	22 Senior Sales
Eagle Rock	Extending Controls	18 Family Sales
Sunrise Assisted Living	Rentals	9 Senior Rentals
	TOTAL	49

The balance would be surplus units or utilized to address any shortfall in the extension of controls.