

Housing Element  
and  
Fair Share Plan

Roseland Borough  
Essex County

**Adopted:**

# **Housing Element**

**Roseland Borough  
Essex County**

## **PLANNING BOARD**

- Louis LaSalle, Chairperson
- James Spango– Mayor
- Eileen Fishman
- Jack Gordon, Esq.
- Michael Pacio
- Richard Reynolds
- Kevin Cody
- Michael Oliveira
- Joseph LaMonica
- Manuel Oliveria

- Attorney: Vincent Loughlin, Esq.
- Planner: Daniel Bloch, P.P., AICP

## **GOVERNING BODY**

- James Spango – Mayor
- Christopher Bardi
- Eileen Fishman
- Roger Freda
- Jean Perroti
- Michele Tolli
- Marcellino Trillo

- Attorney: Joni Noble McDonnell, Esq.
- Administrator: Maureen Chumacas

License # 2575

It is certified that all copies of this document are in  
conformance with the one signed and sealed by  
Shirley M. Bishop, P.P.

Prepared by:  
Shirley M. Bishop, P.P., LLC  
100 Overlook Drive, Floor 2  
Princeton, NJ 08540  
609-844-7720  
[shirleymbishop@aol.com](mailto:shirleymbishop@aol.com)

**ROSELAND BOROUGH/ESSEX COUNTY  
HOUSING ELEMENT**

**TABLE OF CONTENTS**

	<u><b>PAGE</b></u>
PREFACE .....	2
I. Inventory of Housing Stock .....	
A. Age .....	5
B. Condition .....	5
C. Purchase and Rental Value .....	7
D. Occupancy Characteristics and Types .....	9
E. Units Affordable to Low/Moderate Income Households .....	9
II. Projection of Housing Stock .....	11
A. Building Permits .....	11
B. Future Construction of Low and Moderate Income Housing .....	11
III. Demographic Characteristics .....	11
A. Population .....	11
B. Household Size/Type .....	12
C. Income Level .....	14
D. Age .....	15
E. Marital Status .....	15
IV. Existing and Probable Future Employment Characteristics .....	16

## LIST OF TABLES

<u>Table</u>	<u>Page</u>
1 Age of Housing Units .....	5
2 Persons Per Room .....	6
3 Plumbing Facilities .....	6
4 Kitchen Facilities .....	6
5 Owner-Occupied Housing Unit Values .....	7
6 Contract Rent Values .....	8
7 Tenure and Vacancy .....	9
8 2019 Low and Moderate Regional Incomes .....	10
9 Population .....	11
10 Population Characteristics .....	12
11 Household Profile 2010 .....	13
12 Household Type and Relationship .....	13
13 Type of Housing Units by Structure .....	14
14 Household Income .....	15
15 Sex by Marital Status - Persons 15 Years and Over .....	16
16 Employment Status of Residents .....	16
17 Employment Status Within Roseland .....	17

## **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 became the center of several large corporate office complexes.

Roseland had a population of 5,819 in 2010 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 1987-2025 affordable housing need comprised of Prospective Need obligation, the Prior Round obligation and the Present Need (Rehabilitation Share). The regulations of the Council on Affordable Housing ("COAH") and the Fair Housing Act ("FHA") 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.

#### PROCEDURAL HISTORY OF MOUNT LAUREL COMPLIANCE

Roseland Borough has demonstrated a consistent commitment to complying voluntarily with its Mount Laurel obligations, as the following facts demonstrate. The Borough received Round 1 Substantive Certification from the COAH on October 18, 1988, and received Round 2 Substantive Certification from COAH on August 2, 2000. The Borough also petitioned COAH on December 30, 2008 for Round 3 Substantive Certification, which was deemed complete, but not approved by COAH, due to the invalidation of COAH's Round 3 regulations by the Appellate Division in 2010.

After COAH failed to adopt revised Round 3 regulations in the fall of 2014, the Supreme Court issued In re Adoption of N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) ("Mount Laurel IV") on March 10, 2015. In this decision, the Supreme Court held that since COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a transitional process for municipalities to seek a Judgment of Compliance and Repose ("JOR") in lieu of Substantive Certification from COAH.

In response to Mount Laurel IV, Roseland Borough filed a Declaratory Judgment Action on July 6, 2015 (hereinafter "DJ Action"), and simultaneously brought a motion for immunity from all Mount Laurel lawsuits, including builder's remedy lawsuits, which was granted by the Court, and was thereafter extended by a series of additional Court orders. The Borough's immunity from all Mount Laurel lawsuits is still in full force and effect today.

Under the supervision of the Court Appointed Special Master, Elizabeth K. McManus, PP, AICP, LEED AP, the Borough and Fair Share Housing Center ("FSHC") negotiated a global Settlement Agreement (hereinafter "FSHC Settlement Agreement"), which was entered into on November 7, 2019. After a properly noticed Fairness Hearing was held on February 13, 2020, the Court entered an Order on February 26, 2020, which approved the FSHC Settlement Agreement, along with Settlement Agreements between the Borough and three developers: K&K Developer's Inc., Bobst North America, Inc. and JMF Properties. This Housing Element and Fair Share Plan has been prepared to implement the FSHC Settlement Agreement and the Court's February 26, 2020 Order.



## I. INVENTORY OF HOUSING STOCK

### A. Age

Nearly 70 percent of Roseland's housing stock was built after 1960. Roseland has a total housing stock of 2,325 units. The median year that a structure was built in Roseland was 1972 according to the 2010 American Community Survey 5-Year Estimates

**TABLE 1**

**Age of Housing Units**

<b><u>Dates of Construction</u></b>	<b><u>Structures</u></b>	<b><u>Percent of Total</u></b>
1939 or earlier	291	13
1940 – 1949	104	4
1950 – 1959	310	13
1960 – 1969	334	14
1970 – 1979	535	23
1980 – 1989	171	7
1990 – 1999	304	13
2000 – 2004	159	7
2005 – 2010	117	5
<b>TOTAL UNITS</b>	<b>2,325</b>	<b>100</b>

Source: 2006 -2010 American Community Survey 5-Year Estimates

Units built before 1960 and contain 1.01 or more persons per room are highly correlated with substandard housing indicators. Roseland has 705 units that were built prior to 1960 or only 30 percent of the total number of housing units. This is an index utilized 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 zero.

### 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 before 1960. 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 American Community Survey 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**

**Persons Per Room**

<b>Persons Per Room</b>	<b>Occupied</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
1.01 to 1.50	7	7	0
1.51 to 2.00	10	0	0
2.01 or more	0	0	0
<b>TOTAL</b>	<b>7</b>	<b>7</b>	<b>0</b>

Source: 2006-2010 American Community Survey 5-Year Estimates

**TABLE 3**

**Plumbing Facilities**

Complete plumbing facilities	2,325
Lacking complete plumbing facilities	0

Source: 2006-2010 American Community Survey 5-Year Estimates

**TABLE 4**

**Kitchen Facilities**

Complete kitchen facilities	2,325
Lacking complete kitchen facilities	0

Source: 2006-2010 American Community Survey 5-Year Estimates

Based on the above, it is determined that Roseland has zero housing units that are substandard and occupied by low- and- moderate income households.

### C. Purchase and Rental Value

Approximately 79 percent of the owner-occupied housing units in Roseland had values between \$400,000 and \$999,999. The median value was \$590,800 in 2020.

**TABLE 5**

**Owner-Occupied Housing**  
**Unit Values**

	<u>Units</u>	<u>Percent</u>
Less than \$59,999	20	1
\$60,000 - \$69,999	9	1
\$70,000 - \$99,999	60	3
\$100,000 - \$124,999	11	1
\$125,000 - \$149,999	43	2
\$150,000 - \$174,999	0	0
\$175,000 - \$199,999	0	0
\$200,000 - \$249,999	16	1
\$250,000 - \$299,999	11	1
\$300,000 - \$399,999	137	8
\$400,000 - \$499,999	234	13
\$500,000 - \$749,999	914	52
\$750,000 - \$999,999	238	14
\$1,000,000 or more	53	3
<b>TOTAL</b>	<b>1,746</b>	<b>100</b>

Median Value                      \$590,800

Source:    2006-2010 American Community Survey 5-Year Estimates

Of the 488 rental units with cash rent in Roseland, 462 had rents of \$1,250 or more per month. The median contract rent was \$1,809 per month in 2020.

**TABLE 6**

**Contract Rent Values**

<b><u>With cash rent:</u></b>	
\$0 - \$ 99	0
\$100 - \$149	0
\$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	0
\$650 - \$699	0
\$700 - \$749	0
\$750 - \$999	26
\$1,000 - \$1,249	0
\$1,250 - \$1,499	71
\$1,500 - \$1,999	238
\$2,000 - or more	153
<b>Total</b>	<b>488</b>
 No cash rent	 0
 Median contract rent	 \$1,809

Source: 2006-2010 American Community Survey 5-Year Estimates

#### **D. Occupancy Characteristics and Types**

Approximately 80 percent of the housing in Roseland is owner occupied. Approximately 20 percent of the housing stock is rental.

**TABLE 7**

#### **Tenure and Vacancy**

	<b>Housing Units</b>
Total Occupied	2,345
Occupied:	
Owner Occupied	1,874
Renter Occupied	471
Vacant:	87
For rent	8
For sale only	25
Rented or sold, not occupied	9
For seasonal, recreational, or occasional use	28
Other vacant	17

Note: Total housing units do not match between tables due to varied data sources

Source: 2010 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 specified formula as per the Uniform Housing Affordability Controls (“UHAC”) regulations, N.J.A.C. 5:80-26.1 et seq. 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 housing Region 2, which encompasses Essex, Morris, Union and Warren counties.

Using 2019 regional income limits, a four-person Essex County median household income is estimated at \$100,767. A moderate-income four-person household would earn a maximum of \$80,614 (80 percent of regional median income) and a four person low-income household would earn a maximum of \$50,384 (50 percent of regional median income).

Income levels for one, two, three and four person households as of 2019 are given below:

**TABLE 8**

**2019 Low and Moderate Regional Incomes**

<b>Income</b>	<b>1 person</b>	<b>2 persons</b>	<b>3 persons</b>	<b>4 persons</b>
Median	\$70,537	\$80,614	\$90,691	\$100,767
Moderate	\$56,430	\$64,491	\$72,553	\$80,614
Low	\$35,269	\$40,307	\$45,345	\$50,384

Source: Court Approved 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 UHAC 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 restricted rental 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 credit.

<b><u>NAME</u></b>	<b><u>TYPE</u></b>	<b><u>NUMBER</u></b>	<b><u>COMPLETED</u></b>
Eagle Rock	Sales	18	1995
Roseland Glen	Sales	22	1997
Roseland Green	Sales	42	2008
Arbor Terrace (previously The Solana)	Senior	10	2014

## II. PROJECTION OF HOUSING STOCK

### A. Building Permits

According to the New Jersey Department of Labor, Residential Building Permits Issued between 2000 and 2009, there were 231 building permits issued in Roseland. From 2010 through 2018, there were 194 new building permits.

### 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 nearly 10 percent between 2000 and 2010. Table 9 illustrates the figures.

**TABLE 9**

**Population**

<b>Year</b>	<b>Population</b>
2000	5,298
2010	5,819

Note: Total population does not match between tables due to varied data sources

Sources: 2000 and 2010 Census of Population and Housing

**TABLE 10**

**Population Characteristics**

**SELECTED POPULATION CHARACTERISTICS**

Approximately 44 percent of Roseland residents are between the ages of 25 and 59 years. Interestingly, 975 residents or nearly 17 percent of the population are 60 or older.

	<b><u>Number</u></b>	<b><u>Percentage</u></b>
<b><u>TOTAL POPULATION</u></b>	5,819	100
<b><u>SEX</u></b>		
Male	2,761	47
Female	3,058	53
<b><u>AGE</u></b>		
	<b><u>Male</u></b>	<b><u>Female</u></b>
Under 5 years	146	112
5 to 14 years	374	371
15 to 19 years	161	146
20 to 24 years	109	100
25 to 44 years	575	636
45 to 54 years	449	466
55 to 59 years	198	252
60 to 64 years	192	250
65 to 74 years	306	368
75 to 84 years	193	258
85 years and over	58	99

Note: Total population does not match between tables due to varied data sources

Source: 2010 Census of Population and Housing

**B. Household Size and Type**

A household profile of Roseland shows that there were 2,345 households with a total household population of 5,819 in 2010. The average number of persons per household was 2.48.



**TABLE 11**

**Household Profile 2010**

	<b><u>Total Number</u></b>
Households	2,345
Population of households	5,819
Persons per household	2.48

Source: 2010 Census of Population and Housing

**TABLE 12**

**Household Type and Relationship**

Total		5,819
In family households:	5,033	
householder:		1,667
Male		1,253
Female		414
Spouse		1,417
child:		1,750
Natural born/adopt		1,675
step		35
grandchild		40
other relatives		29
non-relatives		40
In non-family households:	786	
householders living alone		586
householders not living alone		92
Non-relatives		108
In group quarters:		0
Institutionalized population		0
Non-institutionalized population		0

Source: 2010 Census of Population and Housing

**TABLE 13**

**Type of Housing Units by Structure**

<b>Units in Structure</b>	<b>Total Units</b>
1, detached	1,275
1, attached	647
2	9
3 or 4	62
5 to 9	219
10 to 19	77
20 to 49	0
50 or more	36
Mobile home or trailer	0
Other	0
<b>TOTAL</b>	<b>2,325</b>

Note: Total housing units do not match between tables due to varied data sources

Source: 2006-2010 American Community Survey 5-Year Estimates

**C. Income Level**

Approximately, 75 percent of the households in Roseland earned at least \$60,000 or more according to the 2010 American Community Survey.

**TABLE 14**  
**Household Income**

<b><u>Household Income</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>
\$0 –9,999	24	1
\$10,000-\$14,999	33	1
\$15,000-\$19,999	11	0
\$20,000-\$24,999	108	5
\$25,000-\$29,999	53	2
\$30,000-\$34,999	34	2
\$35,000-\$39,999	37	2
\$40,000-\$44,999	43	2
\$45,000-\$49,999	13	1
\$50,000-\$59,999	197	9
\$60,000-\$99,999	553	25
\$100,000-\$149,999	491	22
\$150,000-\$199,999	214	10
\$200,000 or more	423	19
<b>TOTAL</b>	<b>2,234</b>	<b>100</b>

Median Household Income    \$100,289

Note: Total households do not match between tables due to varied data sources

Source: 2006-2010 American Community Survey 5-Year Estimates

#### **D. Age**

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

#### **E. Marital Status**

In 2010, 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, 69 percent were females.

**TABLE 15**

**Sex by Marital Status - Persons 15 Years and over**

Marital Status	Total	Male	Female
Total	4,438	2,126	2,312
Never Married	803	408	395
Now Married	2,963	1,497	1,466
Widowed	305	94	211
Divorced	367	127	240

Note: Total population does not match between tables due to varied data sources

Source: 2006-2010 American Community Survey 5-Year Estimates

**IV. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS**

Of the 2,901 Roseland residents employed in the civilian labor force, 52 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	231	166	397
Construction, manufacturing, wholesale trade, retail trade, transportation	555	311	866
Information	30	52	82
Arts, entertainment, recreation, accommodation and food services	62	103	165
Professional, scientific and technical services	395	190	585
Educational, health and social services	207	431	638
Public administration	81	20	101
Other services	10	57	67
<b>Total</b>	<b>1,571</b>	<b>1,330</b>	<b>2,901</b>

Note: Total population does not match between tables due to varied data sources

Source: 2006-2010 American Community Survey 5-Year Estimates

According to the New Jersey State Data Center, Roseland had a covered employment number of 9,408 in 2018.

**TABLE 17**  
**Status of Covered Employment within Roseland- 2018**

	Annual Avg. Units	Average
Construction	22	174
Manufacturing	8	133
Wholesale trade	16	311
Retail trade	.	.
Transportation and warehousing	.	.
Information	.	.
Finance and insurance	.	.
Real estate and rental and leasing	26	160
Professional and technical services	101	4,337
Management of companies and enterprises	.	.
Administrative and waste services	38	246
Educational services	5	39
Health care and social assistance	39	623
Arts, entertainment, and recreation	7	24
Accommodation and food services	26	163
Other services except public administration	32	138
Unclassified entities	.	.
PRIVATE SECTOR MUNICIPALITY TOTAL	417	9,408
FEDERAL GOVT MUNICIPALITY TOTAL	1	5
LOCAL GOVT MUNICIPALITY TOTAL	5	150

As to the employment trends in Roseland, it is noted that the closure of several of the office parks in Roseland, as well as the future impact of the coronavirus may cast a negative outlook on new employment opportunities. On the other hand, new businesses and restaurants may open to replace the ones that went out of business.

# **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 2025. The affordable housing obligation consists of three components:

- Rehabilitation Obligation
- Prior Round Obligation (1987-1999)
- Gap (1999-2015) + Prospective Need (2015-2025) or Round 3 Obligation

A municipality's Rehabilitation Obligation is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. Rehabilitation Obligation 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, 2010 provided the units were rehabilitated up to the applicable code standard, the average capital cost spent on rehabilitating the units was at least \$10,000, and the units have the appropriate controls on affordability to ensure that the units remain affordable during the required period of time. Rehabilitation credits cannot exceed the Rehabilitation Obligation, and can only be credited against the Rehabilitation Obligation, as such credits cannot be counted as new construction affordable housing credits.

The Prior Round Obligation is the municipal new construction obligation from 1987 to 1999. Prior Round obligations were calculated by COAH, and the last numbers calculated by COAH for the Prior Round have been accepted in settlement agreements between FSHC and municipalities across the state. Credits, reductions and adjustments may still be applied against the Prior Round Obligation (1987-1999) for affordable housing activity undertaken from 1980 to 1999.

The Round 3 Obligation covers the period from 1999 to 2025.

All of the Affordable Housing Obligations in this Housing Element and Fair Share Plan were negotiated and agreed upon in the court approved FSHC Settlement Agreement.

## II. ROSELAND BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Per the agreed upon affordable housing obligations in the FSHC Settlement Agreement, Roseland's Affordable Housing Obligations are as follows:

<b>Borough Of Roseland Affordable Housing Obligations</b>	
Rehabilitation Obligation	0
Prior Round Obligation	182
Gap + Prospective Need or Round 3 Obligation	322
<b>Total Obligation</b>	<b>504</b>

### **III. SATISFACTION OF ROSELAND'S REHABILITATION OBLIGATION**

The Borough has a Rehabilitation Obligation of Zero ("0"), so it has no Rehabilitation Obligation to address during Round 3.

### **IV. ADDRESSING ROSELAND'S PRIOR ROUND OBLIGATION**

As per the terms of the FSHC Settlement Agreement, Roseland Borough's Prior Round Obligation is 182 units.

#### **A. Rental Obligation and Rental Bonuses**

The rental component is calculated as follows:

.25 (prior round obligation)

.25 (182)

.25 (182) = 46

Therefore, Roseland Borough has a rental obligation of 46 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 (prior round obligation)

.25 (182)

.25 (182) = 46

Based on this formula, Roseland Borough is eligible to age-restrict up to 46 units.

#### **C. Site Suitability Analysis.**

Pursuant to N.J.A.C. 5:93-1.3, sites that are designated to produce affordable housing shall be available, approvable, developable and suitable according to the following criteria:

- "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. N.J.A.C. 5:93-1.3.



- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. Ibid.
- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater plan), or is included in an amendment to the area wide water quality management plan submitted to and under review by the DEP. Ibid.
- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. Ibid.

In addition to the above qualifications, it is also sound planning for sites to be consistent with the State Development and Redevelopment Plan. Sites that are located in Planning Area 1: Metropolitan or Planning Area 2: Suburban of the State Development and Redevelopment Plan, or are located in an existing sewer service area, are the preferred location for municipalities to address their fair share obligations. All of the sites in this Housing Element and Fair Share Plan are located in State Planning Area 1.

#### **D. Implementation**

Roseland Borough’s second round Housing Element and Fair Share Plan received substantive certification on August 2, 2000 for a 162-unit obligation that was the result of a Vacant Land Adjustment (VLA). However, in this third round Housing Element and Fair Share Plan the Borough is not relying on a VLA for the Prior Round, so Roseland is addressing its entire 182-unit Prior Round Obligation as follows:

<b>PROJECT</b>	<b>TYPE</b>	<b>NUMBER</b>
Roseland Glen	Age-Restricted Sales	22
Eagle Rock	Family Sales	18
Roseland Green	Family Sales	15
RCA with Newark	33 Rentals; 33 Non-Rentals	66
RCA with Irvington	14 Non-Rentals	14
Arbor Terrace	Age-Restricted Rentals	8
ARC of Essex County	Group Home Bedrooms	5
6 Becker Farm Road Project	Family Rentals	18
Rental Bonus Credits	Rentals	16
<b>TOTAL</b>		<b>182</b>

1. **Roseland Glen (Block 30, Lots 18, 21):** This constructed and occupied inclusionary project contains a total of 98 units, of which 22 are age-restricted, for-sale, affordable units. The units received certificates of occupancy (COs) in 1997, and all of the units initially had 20-year affordability controls. Twelve units

are low-income units and 10 units are moderate-income units. All are two bedroom units.

2. **Eagle Rock (Block 12, Lot 20):** This constructed and occupied inclusionary project contains a total of 178 units, of which 18 are family for-sale, affordable units that were affirmatively marketed to low- and moderate-income households of all ages. The units received COs in 1994 and 1995, and all units initially had 20-year affordability controls. Nine units are low-income units, and nine units are moderate-income units. There are six, one bedroom units, eight, two bedroom units and four, three bedroom units.
3. **Roseland Green (Block 12, Lot 23):** This constructed and occupied inclusionary project contains a total of 230 units, of which 42 are family for-sale, affordable units that were affirmatively marketed to low- and moderate-income households of all ages. In the FSHC Settlement Agreement, the affordable units were listed as age-restricted. However, upon reviewing crediting documentation, it was discovered that the 42 units are family for-sale. The development was constructed in 2006, and all of the units had 30-year deed restrictions. Twenty-one units are low income and 21 units are moderate income. There are nine, one bedroom units, 22, two bedroom units and nine, three bedroom units.
4. **Regional Contribution Agreement with Newark:** COAH approved a 66-unit Regional Contribution Agreement (RCA) between Roseland and the City of Newark on September 26, 1988. The COAH approved RCA states that Roseland would transfer \$17,000 for each rental RCA unit (33 total) and \$17,500 for each for-sale RCA unit (33 total) for a total cost of \$1,138,500. Thereafter, Newark requested to substitute projects from the originally approved RCA. The 33 units remained the same, as well as the monetary transfer amount. COAH approved the amended RCA on August 7, 1991. All funding was subsequently transferred to Newark as evidenced by a COAH status for RCAs form, dated 4/2009.
5. **Regional Contribution Agreement with Irvington:** COAH approved a 14-unit RCA between Roseland and the Township of Irvington on August 2, 2000, for a total cost of \$280,000. All funding was transferred to Irvington as evidenced by a COAH monitoring memorandum of 2003 that COAH received on August 2, 2004.
6. **Arbor Terrace Roseland (formerly The Solona):** Arbor Terrace is an Assisted Living Facility that contains 100 units. As a result of a statutory requirement (N.J.S.A. 26:2H-12.166) 10 percent of all beds in an Assisted Living Facility must be available to Medicaid recipients. Arbor Terrace has recently provided a copy of its license to operate as well as a letter stating that the facility complies with the 10 percent statutory requirement. This entitles Roseland to 10 affordable housing credits for this facility. Roseland is only claiming credit for eight of these units,

although now that it has recently been discovered that the Roseland Green project is a family and not a senior project, there is additional room under Roseland's Prior Round Age-Restricted Cap to claim two additional credits from this facility, which Roseland does not need to claim at this time.

7. **ARC of Essex County Group Home:** The ARC of Essex County is the sponsor of a five bedroom group home located at 32 Green Avenue (Block 11, Lot 9). The group home, which opened in 2016, contains five bedrooms and is deed restricted for 30 years. ARC has provided the Borough with a copy of the Alternative Living Arrangement (ALA) Survey stipulating that the group home contains five bedrooms, and has also supplied a copy of a deed restriction.

8. **6 Becker Farm Road Project:**

- a. The 6 Becker Farm Road Project will consist of 299 total family rental units, and will be located at 6 Becker Farm Road (Block 30, Lot 2).
- b. Twenty percent or 60 of the family rental units will be affordable to very low, low, and moderate income family households.
- c. The Borough is only applying 18 of the 60 affordable units in the project to address its Prior Round Obligation, and the balance will assist in addressing its Round 3 Obligation.
- d. The 6 Becker Farm Road site is available, approvable, developable and suitable under COAH Prior Round regulations as follows:
  - i. The site is "available" in that it has clear title and is owned by Mack-Cali as 6 Becker Urban Renewal, LLC.
  - ii. The site is "approvable" in that it already received final Planning Board approval on January 28, 2019, which indicates that the site can be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site.
  - iii. The site is "developable" in that it has access to appropriate water and sewer infrastructure, is located in a sewer service area, will secure water from Essex Fells and sewer from the Caldwell Sewer Treatment Plant.

The Memorializing Resolution of the Roseland Planning Board, dated January 28, 2019, states that: "... the applicant is to consult with the Caldwell Sewer Utility and submit and obtain from that entity the appropriate approvals and/or permits required for the applicant's residential development; and ...."

- iv. The site is “suitable” in that it is adjacent to compatible land uses, has access from Becker Farm Road, and is consistent with applicable environmental policies. The site also is consistent with applicable environmental policies in that it is not located within a FEMA 100-year floodplain, does not have any steep slopes and has no wetlands issues.
- v. All of this is evidenced by the fact that a Redevelopment Plan was adopted for the site, a Redevelopment Agreement and a PILOT Agreement have been entered into between the Borough and Mack Cali, and final site plan approval has been granted by the Planning Board.

9. **Rental Bonus Credits:** Even though the Borough can claim up to 46 rental bonuses for the Prior Round, it is only claiming 16 total Prior Round rental bonus credits. The rental bonuses are being claimed with regard to the following developments: Arbor Terrace (.3 x 8 = 2, rounded down); ARC (5); and the 6 Becker Farm Road Project (9).

**Crediting documentation for the Prior Round is in Appendix A**

#### **IV. ADDRESSING ROSELAND’S ROUND 3 OBLIGATION**

As per the terms of the FSHC Settlement Agreement, the Borough’s Round 3 (1999-2025) Obligation (1999-2025) is 322.

Round 3 caps are as follows:

- 1. Age Restricted Cap = 80
- 2. Rental Obligation = 81
- 3. Rental Bonus Cap = 81

Roseland intends to address this obligation with the following:

<b>PROJECT</b>	<b>TYPE</b>	<b>NUMBER</b>
Roseland Glen	Ext. of Expiring Controls	13
Eagle Rock	Ext. of Expiring Controls	15
Roseland Green	Family Sales	27
6 Becker Farm Road	Family Rentals	42
85 Livingston Ave	Family Rentals	28
65 Livingston Ave	Family Rentals	42
146 Harrison Ave (K&K)	Family Rentals	32
Bobst Senior Project	Senior Rentals	12
JMF Project	Senior Rentals	30
Rental Bonus Credits		81
<b>TOTAL</b>		<b>322</b>

1. **Roseland Glen:** All 22 units in the constructed and occupied Roseland Glen project have had deed restrictions extended for an additional 30 years beyond the original 20 year affordability control period. The Borough is claiming credit for 13 of the 22 extended controls for Round 3. This is one more unit than was claimed in the FSHC Settlement Agreement, as the Borough is claiming one less extended controls unit from Eagle Rock. It was recently discovered that only 15 of the 18 Eagle Rock units had controls extended because three of the Eagle Rock units had been sold prior to the extension. It is noted that Chapter 30-404.2(v) of the Roseland Borough Code gave Roseland the right to extend the controls for an additional 30 years from the date of the original deed restriction. Accordingly, a Declaration of Restrictive Covenant was recorded on April 25, 2016 in the Register of Deeds & Mortgages Office of Essex County. The filing extended the deeds for 30 years from the initial 20 year deed restriction.
2. **Eagle Rock:** Fifteen of the affordable units in the constructed and occupied Eagle Rock project have had deed restrictions extended for an additional 30 years beyond the original 20 year affordability control period. The Eagle Rock Condominium Association amended the Master Deed to reflect that 15 of the units are subject to extended controls for 30 additional years after the original 20 years. The remaining three units were sold before affordability controls could be extended.
3. **Roseland Green:** The Borough is applying 27 of the 42 total affordable family for-sale units in the constructed and occupied Roseland Green project towards satisfying Round 3. The remaining 15 credits are being applied to the Prior Round as described in more detail in the Prior Round Obligation section above.
4. **6 Becker Farm Road:** The Borough is applying 42 of the 60 total affordable family rental units from the approved 6 Becker Farm Road project to Round 3. The remaining 18 family rental units are being apply to the Prior Round. A full description of this project and this site is presented in detail in the Prior Round Obligation section above.
5. **85 Livingston Avenue Project:**
  - a. The 85 Livingston Avenue Project will consist of 140 total family rental units, and will be located at 85 Livingston Avenue (Block 30.1, Lot 14).
  - b. Twenty percent or 28 of the family rental units will be affordable to very low, low, and moderate income family households. The Borough will apply all 28 units towards satisfying Round 3.
  - c. The 85 Livingston Avenue site is available, approvable, developable and suitable under COAH Prior Round regulations as follows:
    - i. The site is “available” in that it has clear title and is owned by Mack-Cali as 85 Livingston Urban Renewal, LLC

- ii. The site is “approvable” in that the site can be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. In this regard, the Borough has already adopted a Redevelopment Plan on August 15, 2017 for the site, which took many of the “approvable” factors into account.
- iii. The site is “developable” in that it has access to appropriate water and sewer infrastructure, is located in a sewer service area, will secure water from Essex Fells and sewer from the Caldwell Sewer Treatment Plant.
- iv. The site is “suitable” in that it is adjacent to compatible land uses, is located at the corner of Livingston Avenue and Choctaw Way, has access from Choctaw Way and ADP Boulevard and is consistent with applicable environmental policies. The site also is consistent with applicable environmental policies in that it is not located within a FEMA 100-year floodplain, does not have any steep slopes and has no wetlands issues.
- v. All of this is evidenced by the fact that a Redevelopment Plan was adopted for the site, and a Redevelopment Agreement and a PILOT Agreement have been entered into between the Borough and Mack Cali.

#### **6. 65 Livingston Avenue Project:**

- a. The 65 Livingston Avenue Project will consist of 260 total units, and will be located at 65 Livingston Avenue (Block 30, Lot 1). This will be a mixed-use project that will include residential, along with a mix of retail and restaurant uses.
- b. Sixteen percent or 42 of the units will be affordable to very low, low, and moderate income family rental households. The Borough will apply all 42 family rental units towards satisfying Round 3.
- c. The 65 Livingston Avenue site is available, approvable, developable and suitable under COAH Prior Round regulations as follows:
  - i. The site is “available” in that it has clear title. The site is owned by a group of Lowenstein Sandler attorneys under the entity known as Livingston I Associates, L.P., whereupon that ownership entity leased the property to a Mack Cali controlled entity known as 65 Livingston Tenant LLC. Mack Cali also bought the note to the property after the owner defaulted on it, making Mack Cali both the tenant and the mortgagee. Title will be conveyed to another development entity ( either controlled by Mack Cali or another developer) once the zoning is in place.
  - ii. The site is “approvable” in that the site can be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. The site also is consistent with

applicable environmental policies in that it is not located within a FEMA 100-year floodplain, does not have any steep slopes and has no wetlands issues.

- iii. The site is “developable” in that it has access to appropriate water and sewer infrastructure, is located in a sewer service area, will secure water from Essex Fells and sewer from the Caldwell Sewer Treatment Plant.
- iv. The site is “suitable” in that it will be a mixed-use site in a transition area with old office parks becoming residential uses. The site has access onto Becker Farm road, a signalized intersection and is consistent with applicable environmental policies.

The Borough is in the process of preparing an Ordinance to rezone the site.

**7. 146 Harrison Avenue (K&K Project):**

- a. The 146 Harrison Avenue Project will be located at 146 Harrison Avenue (Block 12, Lots 24.03 and 24.05).
- b. The project will consist of 211 total multi-family and townhouse family housing units, including a 15 percent set-aside of 32 affordable family rental units. The Borough will apply all 32 units towards satisfying Round 3.
- c. The 146 Harrison Avenue site is available, approvable, developable and suitable under COAH Prior Round regulations as follows:
  - i. The site is “available” in that it has clear title and K&K Developers, Inc. is the contract purchaser.
  - ii. The site is “approvable” in that the site can be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. In this regard, the Borough is in the process of adopting an Ordinance for the site, and a concept plan has been prepared for the site, which took many of the “approvable” factors into account.
  - iii. The site is “developable” in that it has access to appropriate water and sewer infrastructure, is located in a sewer service area, will secure water from Essex Fells and sewer from the Caldwell Sewer Treatment Plant. According to the executed Settlement Agreement, dated November 13, 2019, “K&K and the Borough shall work cooperatively to facilitate the provision of sufficient water and sewer capacity for the project. If such capacity is lacking, K&K will pay its pro rata share of any additional costs regarding the need to increase sewer or water capacity to the site.

- iv. The approximately 21 acre site is “suitable” in that it is surrounded by a mix of compatible uses including the proposed Bobst senior inclusionary multi-family development, single family detached homes, townhouses and commercial uses. In addition, the site has access from Harrison Avenue. The site also is consistent with applicable environmental policies in that it is not located within a FEMA 100-year floodplain and does not have any steep slopes. While the site has wetlands that will require wetlands buffers, the concept plan that is part of the K&K Settlement Agreement shows that such buffers will not preclude the development of 211 total units on the site. In addition, there is a valid wetlands LOI for the site.
- v. All of this is evidenced by the fact that a Developer’s Agreement with an attached concept plan was entered into between the Borough and K&K, which was approved by the Court at a Fairness Hearing held on February 13, 2020, and an Ordinance has been drafted and is in the process of being adopted by the Borough.

#### **8. Bobst Senior Project:**

- a. The Bobst Senior Project will be located at 146 Harrison Avenue (Block 12, Lots 24.03 and 24.05), which is the same site on which the K&K Project will be located. The Bobst Senior Project will be constructed where there is currently existing light industrial and office use.
- b. The project will consist of 65 total senior rental units, including an 18.5 percent set-aside of 12 affordable senior rental units. The Borough will apply all 12 units towards satisfying Round 3.
- c. The Bobst Senior Project site is available, approvable, developable and suitable under COAH Prior Round regulations as follows:
  - i. The site is “available” in that it has clear title and is owned by Bobst.
  - ii. The site is “approvable” in that the site can be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. In this regard, the Borough is in the process of adopting an Ordinance for the site, and a concept plan has been prepared for the site, which took many of the “approvable” factors into account.
  - iii. The site is “developable” in that it has access to appropriate water and sewer infrastructure, is located in a sewer service area, and will secure water from Essex Fells and sewer from the Caldwell Sewer Treatment Plant. According to the executed Settlement Agreement, dated November 5, 2019, “Bobst and the



Borough shall work cooperatively to facilitate the provision of sufficient water and sewer capacity for the Inclusionary Development. If such capacity is lacking, Bobst will pay its pro rata share of any additional costs regarding the need to increase water or sewer capacity to the Bobst property.”

- iv. The approximately 5.2 acre site is “suitable” in that it is surrounded by a mix of compatible uses including the proposed K&K multi-family and townhouse development, single family detached homes, townhouses and commercial uses. In addition, the site has access from Harrison Avenue. The site also is consistent with applicable environmental policies in that it is not located within a FEMA 100-year floodplain and does not have any steep slopes. Even though this site has wetlands, there is a valid LOI for the site and the wetlands do not preclude development.
- v. All of this is evidenced by the fact that a Developer’s Agreement with an attached concept plan was entered into between the Borough and Bobst, which was approved by the Court at a Fairness Hearing held on February 13, 2020, and an Ordinance has been drafted and is in the process of being adopted by the Borough.

9. **JMF Project:**

- a. The JMF Project will be located at 117 Harrison Avenue (Block 21, Lots 22 and 22.01).
- b. The project will consist of 138 total units, including 108 market rate family townhouses, and a 22 percent set-aside of 30 affordable senior rental units. The Borough will apply all 30 units towards satisfying Round 3.
- c. The JMF Project site is available, approvable, developable and suitable under COAH Prior Round regulations as follows:
  - i. The site is “available” in that it has clear title and is owned by JMF.
  - ii. The site is “approvable” in that the site can be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. In this regard, the Borough is in the process of adopting an Ordinance for the site, and a concept plan has been prepared for the site, which took many of the “approvable” factors into account.
  - iii. The site is “developable” in that it has access to appropriate water and sewer infrastructure, is located in a sewer service area, will secure water from Essex Fells and sewer from the Caldwell Sewer Treatment Plant.

According to the executed Settlement Agreement, dated November 13, 2019, “JMF shall work with the Borough to ensure that it has sufficient water and sewer

capacity for the Inclusionary Project. If such capacity is lacking, JMF will pay its pro rata share of any additional costs regarding the need to increase sewer or water capacity to the JMF Property.”

- iv. The approximately 10.58 acre site is “suitable” in that it is surrounded by a mix of compatible uses including the proposed K&K and Bobst developments, single family detached homes, commercial and light industrial uses. In addition, the site has access from Harrison Avenue. The site also is consistent with applicable environmental policies in that it is not located within a FEMA 100-year floodplain. However, even though the site does have some steep slopes and wetlands, this will not have a significant impact so as to preclude development.
- v. All of this is evidenced by the fact that a Developer’s Agreement with an attached concept plan was entered into between the Borough and JMF, which was approved by the Court at a Fairness Hearing held on February 13, 2020, and an Ordinance has been drafted and is in the process of being adopted by the Borough.

10. **Rental Bonus Credits:** The Borough is claiming a total of 81 rental bonus credits for Round 3. The rental bonuses are being claimed with regard to the following developments: 6 Becker Farm Road Project (42); 85 Livingston Road Project (28); and 146 Harrison Avenue Project (11).

## **V. Additional Compliance Mechanisms**

As per the terms and conditions of the FSHC Settlement Agreement, the Borough is in the process of putting in place the following additional compliance mechanisms to capture additional affordable housing, which can be reserved for Round 4 and credited in accordance with then applicable law.

1. **B-1 Business District Overlay Zone:** The Borough is in the process of adopting an ordinance that will put an overlay zone in place over the Borough’s B-1 Business District, which includes all of the downtown. The overlay zone will permit two stories of residential over commercial at 15 units per acre with a required 20 percent affordable housing set-aside. The B-1 Business District Overlay Zone will cover the following section of the Borough as seen in the map below.



2. **Mandatory Set-Aside Ordinance:** The Borough is in the process of adopting a Borough-wide Mandatory Set-Aside Ordinance (“MSO”), which requires that any site that benefits from a rezoning, variance or redevelopment plan approved by the Borough, or the Borough Planning Board or Zoning Board, that results in multi-family residential development of five dwelling units or more will produce affordable housing at a set-aside rate of 20 percent. The adoption of the MSO does not give any developer the right to any such rezoning, variance, redevelopment designation or other relief, or establish any obligation on the part of Roseland to grant such rezoning, variance, redevelopment designation or other relief. The MSO will not apply to the B-1 Business District Overlay Zone and the current Jim Johnson’s Steakhouse site at 58 Eisenhower Parkway (Block 2, Lot 4).

**Crediting documentation for the Third Round is in Appendix B that also contains the two above Ordinances.**

## **VI. Additional Requirements**

The FSHC Settlement Agreement contains additional requirements, which are satisfied as follows:

1. **Low Income Requirement:** Round 3 Low-Moderate Income Split:  $322-81=241$ , of which 121 is the low income requirement. The Fair Share Plan contains 123 low income units addressing Round 3.
2. **Rental Requirement/Family Rental Requirement:** Round 3 Rental Obligation is  $322 \times .25 = 81$  units. The Fair Share Plan contains 189 rental units, of which 147 are family rentals. The Fair Share Plan exceeds the minimum requirement for the Round 3 family requirement.
3. **Family Requirement:** More than half or 190 of the 241 units in the Fair Share Plan are family units.
4. **Round 3 Age Restricted Cap:** The Fair Share Plan meets the requirement that no more than 25 percent of all affordable units developed will be age- restricted units. Actually, only 55 units, less than the 81-unit permitted maximum, are age-restricted. This occurred because it was recently discovered that the Roseland Green units are family for-sale units, not senior for-sale units.
5. **13 Percent Very Low Income Requirement:** Thirteen percent of all the affordable units referenced in the Fair Share Plan, with the exception of units constructed prior to July 1, 2008 and units subject to preliminary or final site plan approval prior to July 1, 2008, will be affordable to very low income households (defined as units affordable to households earning 30 percent or less of the regional median income by household size), with half of the very low income units being available to families. This obligation will be satisfied as follows:

	No. VLI units
6 Becker Farm Road Mack Cali Project (60 affordable family rental units)	8
85 Livingston Avenue Mack Cali Project (28 affordable family rental units)	4
65 Livingston Avenue Mack Cali Project (42 affordable family rental units)	6
146 Harrison Avenue K&K Project (32 affordable family rental units)	4
Bobst Senior Project (12 affordable senior rental units)	2
JMF Project (30 affordable senior rental units)	4

## VII. Consideration of Sites Not in the Plan: Rebuilding Green Services (RGS)

As is required by the Fair Housing Act, the Borough considered all sites offered by developers for the construction of affordable housing. Six of those sites have been included in the plan. A seventh site, the Rebuilding Green Services, LLC (RGS) site (Block 12 Lots 15,16,138 +144), which is located at 138-150 Passaic Avenue was also considered. RGS became an intervenor in the Borough's DJ Action on January 22, 2016, and between then and now, the developer proposed several projects for the site, all of which were considered, but ultimately rejected by

two separate Borough administrations for inclusion in the FSHC Settlement Agreement and ultimately in the Borough's Fair Share Plan for a variety of reasons. Since the Borough voluntarily filed a DJ Action in response to Mount Laurel IV, and is currently protected with immunity from all Mount Laurel lawsuits, including builder's remedy lawsuits, the Borough has the right to prepare a compliant plan, and select sites that the Borough believes are most appropriate for affordable housing. This was reinforced by the Court at a duly noticed Fairness Hearing and the Court's approval of the Settlement Agreement. As such, the Fair Share Plan does not contain the RGS site.

#### **VIII. Affirmative Marketing Plan**

Roseland has amended its Affirmative Marketing Plan and added to the list of community and regional organizations the FSHC, New Jersey State Conference of the NAACP, Latino Action Network, East Orange NAACP, Newark NAACP, Morris County NAACP, Elizabeth NAACP, Cornerstone Family Programs, Operation Sisterhood and the Supportive Housing Association. Exhibit A

#### **IX. Spending Plan**

An amended Spending Plan is in Exhibit B.

#### **X. Administrative Agent**

The Resolution naming Piazza & Associates as the Administrative Agent is in Exhibit C.

#### **XI. Municipal Housing Liaison**

The Resolution Appointing Maureen Chumacas is in Exhibit D.

EXHIBIT A

# AFFIRMATIVE FAIR HOUSING MARKETING PLAN

## BOROUGH OF ROSELAND, ESSEX COUNTY (REGION 2)

### I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

<b>1a. Administrative Agent Name, Address, Phone Number</b>  Contact Name: Frank Piazza Piazza & Associates, Inc. 216 Rockingham Row Princeton, NJ 08540 609-786-1100, ext. 301		<b>1b. Development or Program Name, Address</b>  NA	
<b>1c.</b> Number of Affordable Units: NA Number of Rental Units: NA  Number of For-Sale Units: NA	<b>1d. Price or Rental Range</b>  From NA  To	<b>1e. State and Federal Funding Sources (if any)</b>	
<b>1f.</b> ___ Age Restricted  ___ Non-Age Restricted	<b>1g. Approximate Starting Dates</b>  Advertising: _____ Occupancy: _____		
<b>1h. County</b> <b>Essex, Morris, Union, Warren</b>		<b>1i. Census Tract(s): Borough of Roseland</b> Block: NA Lot: NA	
<b>1j. Managing/Sales Agent's Name, Address, Phone Number</b> NA			
<b>1k. Application Fees (if any):</b> No application fee is charged to the applicant by the Administrative Agent			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

### II. RANDOM SELECTION

<b>2. Describe the random selection process that will be used once applications are received.</b>
<b>A. RENTAL PROCESS:</b>
<ol style="list-style-type: none"> <li>1. An initial deadline date, no less than 60 days after the start of the marketing process, will be established. All of the preliminary applications received by Piazza &amp; Associates, on or before the initial deadline date, shall be deemed received on that date.</li> <li>2. Households that apply for very low-income housing will be prescreened by Piazza &amp; Associates for preliminary income eligibility by comparing their total income and household size to the very low-income limits pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27-D-304 ("NJFHA"). Households that apply for low and moderate-income housing will be prescreened by Piazza &amp; Associates for preliminary income eligibility by comparing their total income and household size to the low and moderate-income limits pursuant to the Uniform Housing Affordability Controls, 5:80-26.1 et seq. ("UHAC"). All households will be notified as to their preliminary status.</li> <li>3. A drawing will be held under the direction of Piazza &amp; Associates to determine the priority order of the pre-qualified applications received on or before the initial deadline date. All preliminary applications received after the initial deadline, will be processed on a "first come, first served" basis.</li> <li>4. In order to ensure an adequate supply of qualified applicants, the advertising phase will continue until there are at least ten (10) pre-qualified applicants for each low and moderate-income unit available, or until all of the low and moderate-income units within the development have been rented.</li> </ol>

5. Final applications will be mailed by Piazza & Associates to an adequate number of pre-qualified applicants, in priority order, for each available very low, low and moderate-income unit. The final application will require the applicants to supply documents to verify their identity and household composition as well as their income and assets.
6. Completed final applications will be forwarded to Piazza & Associates. Piazza & Associates will make a determination as to their eligibility for a low or moderate-income unit. Applicants will receive a letter from Piazza & Associates with respect to the status of their application each time a review is performed.
7. At the same time, applicants will also be subject to any criteria set forth by the Owner, pursuant to the Tenant Selection Criteria, attached. The criteria shall comply with all fair housing standards and be set forth in a policy statement made available to all applicants in the leasing office. The Owner will be responsible for the assessment of all criteria beyond the income and household size criteria set forth above.
8. Subsequent to the initial rent-up period, a list of pre-qualified applicants will be maintained by Piazza & Associates for each type of very low, low and moderate-income unit.

#### B. SALE PROCESS:

1. An initial deadline date, no less than 60 days after the start of the marketing process, will be established. All of the preliminary applications received by Piazza & Associates, on or before the initial deadline date, shall be deemed received on that date.
2. Households that apply for low and moderate income housing will be prescreened by Piazza & Associates for preliminary income eligibility by comparing their total income and household size to the low and moderate income limits adopted by COAH or its successors and other program restrictions that may apply. All households will be notified as to their preliminary status.
3. A drawing will be held under the direction of Piazza & Associates to determine the priority order of the pre-qualified applications received on or before the initial deadline date. All preliminary applications received after the initial deadline, will be processed on a "first come, first served" basis after the applicants who were in the initial random selection.
4. In order to ensure an adequate supply of qualified applicants, the advertising phase will continue until there are at least ten (10) pre-qualified applicants for each low and moderate income unit available, or until all of the low and moderate income units within the development have been sold.
5. Final applications will be mailed by Piazza & Associates to an adequate number of pre-qualified applicants, in priority order, for each available low and moderate income unit. The final application will require the applicants to supply documents to verify their identity and household composition as well as their income and assets.
6. Completed final applications will be forwarded to Piazza & Associates. Piazza & Associates will make a determination as to their eligibility for a low or moderate income unit. Applicants will receive a letter from Piazza & Associates with respect to the status of their application each time a review is performed.
7. When submitting final applications, applicants will also be asked to provide a pre-qualification letter from a qualified lending institution.
8. Certified applicants will be given 15 days to sign a sales agreement with the developer. Mortgage contingencies may not be an acceptable term of the agreement.
9. The sales agreement may also limit closing to a reasonable time to be approved by Piazza & Associates in advance of the process.

#### C. RESALE PROCESS:

1. The Seller submits a Preliminary Notice with a copy of their recorded deed in order to determine the maximum resale price
2. We will respond to the Seller in writing, explaining some of the details of the process and informing the Seller of the Maximum Sales Price (based on the change in median income as set forth by the New Jersey Dept. of Community Affairs) as well as the Maximum Income allowed for potential purchasers, as adjusted



for family size. A form, entitled, "Notice of Intent to Sell", is attached.

3. We will also send a "Notice of Availability" to households on our waiting list for an affordable home of the same size and income category. We will include about 20 copies of Preliminary Applications, specifically marked with the address of the affordable home at the top, to the Seller. The Notice will ask interested households to contact the Seller or their agent, directly, to make an appointment to see the affordable home within a two-week time frame. The Seller may want to prepare a flyer for us to distribute with our notice of availability. We reserve the right to limit the number of notices that are mailed, based on the chronological order in which the prequalified applications were received. If the notices are limited in this way, applicants receiving notices will have a priority over those who do not.
4. With permission of the Seller, we automatically place a notification of the availability on NJHRC.gov. The Seller or their agent may also want to advertise. Ads should include the "Equal Housing Opportunity" logo and should be sent to our office for review prior to distribution.
5. The Seller or their agent, upon showing the home, provides potential buyers with a copy of the Preliminary Application (which may be duplicated if necessary). All interested parties must receive a specially marked Preliminary Application, whether or not they have already submitted an application to our office or are on our waiting list. Also, the Seller or their agent must keep a record of the name, address and telephone number of everyone who viewed the home.
6. At the end of the two-week time period, our office collects all of the Preliminary Applications submitted for a particular home. They are prioritized on the basis of a blind selection process or lottery. Preference may be given to households that can utilize all of the bedrooms, as well as handicap accommodations, when applicable.
7. The first two applicants on the prioritized list are sent a letter which requires them to complete a final application within fourteen days.
8. When an applicant is approved, the Seller may begin to negotiate a contract with the potential Buyer at this time, but there must be a contingency clause in the contract which voids the contract, without penalty to the buyer, if the potential buyer is not able to obtain financing within 30 days.
9. The remaining applicants are maintained on the waiting list for this home or other homes in the same size and income categories. In the event that the potential buyer is not able and/or willing to purchase the affordable home, the next applicant on the prioritized list is notified pursuant to the process described above.
10. When an applicant is in second priority position to purchase an affordable home (the *original* home), and another home of the same size and type in the same municipality (the *next* home) becomes available within 90 days of the lottery date of the *original* home, the applicant will have the option to transfer priority from the *original* home to the *next* home. The following conditions will apply: This opportunity only applies to the *next* home of the same bedroom number and income category as the *original* home that becomes available within the 90-day period. This offer will be made only one time and only for the *next* home. It does not apply to other similar homes that become available. The applicant must have completed a final application and be pre-qualified for the *original* home in order to be considered. The applicant will be notified by phone that an alternate home is available. The applicant will then have 3 business days in which to view the *next* home and make the determination if he/she would like to pursue that purchase. If so, the applicant would relinquish the secondary priority position for the *original* home. Once the decision to transfer to the *next* home is made, the applicant cannot be reinstated to the secondary position for the *original* home if he/she is unable or unwilling to purchase the *next* home. Conversely, once the decision is made to remain in the secondary position for the *original* home, the applicant cannot then transfer to the *next* home if he/she is unable or unwilling to purchase the *original* home.
11. The Seller must sell the affordable home with the same or comparable appliances and amenities that were in the home when it was first sold as an affordable home.
12. The Seller may NOT charge more than the Maximum Selling Price for any reason, except the addition of a room, the installation of central air conditioning (where there was none before) or comparable upgrade, but ONLY with prior written approval from us. For the most part, condominiums in this program are NOT eligible for such upgrades and/or adjustments to the selling price. The cost of broker fees; municipal inspections and required repairs that may be necessary to receive a Certificate of Occupancy; new appliances, carpeting or other flooring upgrades; and decorating and remodeling projects are NOT eligible costs for an increase in the Maximum Sales Price.
13. A copy of the Sales Contract must be submitted to our office prior to closing.
14. During the final stages of the process, it will be necessary for the Buyer to make arrangement for the

Affordable Housing Agreement and Mortgage Note to be satisfied with respect to the Seller and new documents filed with respect to the Buyer. Our office typically provides the Buyer's attorney with the name and phone number of the attorney who can address these issues.

15. A copy of the HUD Closing Statement or Closing Disclosure form required by the TILA-RESPA Integrated Disclosure Rule, as appropriate, must be submitted to our office after the sale of the home.
16. Note: We do not guarantee that the Buyer can sell an affordable home for the Maximum Sales Price. An affordable home is also susceptible to market conditions, and the Fair Market Value of an affordable home may be lower than the Maximum Selling Price. In this case, the Seller may not be able to sell the home for more than its Fair Market Value
17. This outline is meant to describe the process utilized prior to the expiration of the deed restrictions. It is not meant to be a legal representation of the rights or responsibilities of any party, nor is it meant to modify the Affordable Housing Agreement, Mortgage Note or other Deed Restrictions. Buyers and Sellers are encouraged to seek legal counsel for specific questions in this regard.
18. Our office is available to both the Seller and the Buyer throughout the process to answer any questions that they may have.

### III. MARKETING

3a. Direction of Marketing Activity: Based on demographic data from the 2010 census, this table provides a comparison of race and ethnic origin between the Housing Region 2 and the Borough of Roseland. The most significant negative differences point to the greatest need for affirmative marketing. In this case, African Americans (-22.58%) and Hispanic (-14.8%) represent the clearest differences between the municipality and the region at large.

Subject	RACE							HISPANIC OR LATINO	
	Total population	Race alone or in combination with one or more other races: [4]						Total population	
		White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Hispanic or Latino (of any race)	Not Hispanic or Latino
Essex	783,969	350,939	332,042	7,007	40,933	1,644	78,096	159,117	624,852
Morris	492,276	406,683	15,360	805	44,069	106	14,910	56,482	435,794
Union	536,499	329,052	118,313	2,080	24,839	163	45,496	146,704	389,795
Warren	108,692	98,137	3,818	155	2,673	30	1,964	7,659	101,033
Region 2	1,921,436	1,184,811	469,533	10,047	112,514	1,943	140,466	369,962	1,551,474
% Region 2	100%	61.7%	24.4%	0.5%	5.9%	0.1%	7.3%	19.3%	80.7%
Roseland Boro	5,819	5,280	106	4	337	-	29	262	5,557
% Roseland	100.00%	90.74%	1.82%	0.07%	5.79%	0.00%	0.50%	4.50%	95.50%

**Difference**

29.04%	-22.58%	-0.43%	-0.11%	-0.1%	-6.8%	-14.8%	14.8%
--------	---------	--------	--------	-------	-------	--------	-------

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race. Source: U.S. Census Bureau, 2010 Census of Population and Housing, Demographic Profile Summary File: Technical Documentation, 2011.

☐ White (non-Hispanic)   
 ☒ Black (non-Hispanic)   
 ☒ Hispanic   
 ☐ American Indian or Alaskan Native  
☐ Asian or Pacific Islander   
☐ Other group:

**3b. WEB SITES****HOUSING RESOURCE CENTER** ([www.niirc.gov](http://www.niirc.gov)) A free, online listing of affordable housing**X****PIAZZA & ASSOCIATES, INC.** ([www.HousingQuest.com](http://www.HousingQuest.com)) The Administrative Agent's online listing**X****FAIRFIELD TOWNSHIP** ([www.RoseLandini.org](http://www.RoseLandini.org)) Referral to HousingQuest.com**X****3c. Commercial Media (required) (Check all that applies)**

	<b>DURATION &amp; FREQUENCY OF OUTREACH</b>	<b>NAMES OF REGIONAL NEWSPAPER(S)</b>	<b>CIRCULATION AREA</b>
<b>TARGETS ENTIRE HOUSING REGION 2</b>			
Daily Newspaper			
<input checked="" type="checkbox"/>	Once at the start of the Affirmative Marketing Process	Star-Ledger	The Entire Region 2
<input type="checkbox"/>		New York Times	
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
Daily Newspaper			
<input type="checkbox"/>		Daily Record	Morris
<input type="checkbox"/>		Express Times	Warren
Weekly Newspaper			
<input type="checkbox"/>		Belleville Post	Essex
<input type="checkbox"/>		Belleville Times	Essex
<input type="checkbox"/>		Bloomfield Life	Essex
<input type="checkbox"/>		East Orange Record	Essex
<input type="checkbox"/>		Glen Ridge Paper	Essex
<input type="checkbox"/>		Glen Ridge Voice	Essex
<input checked="" type="checkbox"/>	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Independent Press	Essex, Morris and Union
<input checked="" type="checkbox"/>	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	The Progress	Essex
<input type="checkbox"/>		Item of Millburn and Short Hills	Essex
<input type="checkbox"/>		Montclair Times	Essex
<input type="checkbox"/>		News-Record	Essex

<input type="checkbox"/>		Nutley Journal	Essex
<input type="checkbox"/>		Nutley Sun	Essex
<input type="checkbox"/>		Observer	Essex
<input type="checkbox"/>		Orange Transcript	Essex
<input type="checkbox"/>		Progress	Essex
<input type="checkbox"/>		Vailsburg Leader	Essex
<input type="checkbox"/>		Verona-Cedar Grove Times	Essex
<input type="checkbox"/>		West Essex Tribune	Essex
<input type="checkbox"/>		West Orange Chronicle	Essex
<input type="checkbox"/>		Atom Tabloid & Citizen Gazette	Middlesex, Union
<input type="checkbox"/>		Chatham Courier	Morris
<input type="checkbox"/>		Chatham Independent Press	Morris
<input type="checkbox"/>		Citizen of Morris County	Morris
<input type="checkbox"/>		Florham Park Eagle	Morris
<input type="checkbox"/>		Hanover Eagle	Morris
<input type="checkbox"/>		Madison Eagle	Morris
<input type="checkbox"/>		Morris News Bee	Morris
<input type="checkbox"/>		Mt. Olive Chronicle	Morris
<input type="checkbox"/>		Neighbor News	Morris
<input type="checkbox"/>		Randolph Reporter	Morris
<input type="checkbox"/>		Roxbury Register	Morris
<input type="checkbox"/>		Parsippany Life	Morris
<input type="checkbox"/>		Clark Patriot	Union
<input type="checkbox"/>		Cranford Chronicle	Union
<input type="checkbox"/>		Echo Leader	Union
<input type="checkbox"/>		Elizabeth Reporter	Union
<input type="checkbox"/>		Hillside Leader	Union
<input type="checkbox"/>		Leader of Kenilworth & Roselle Park	Union
<input type="checkbox"/>		Madison Independent Press, The	Union
<input type="checkbox"/>		Millburn and Short Hills Independent Press	Union

<input type="checkbox"/>		News Record	Union
<input type="checkbox"/>		Record-Press	Union
<input type="checkbox"/>		Scotch Plains Times (Fanwood Times)	Union
<input type="checkbox"/>		Spectator Leader	Union
<input type="checkbox"/>		Union Leader	Union
X	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Warren Reporter	Warren

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
<b>TARGETS ENTIRE HOUSING REGION 2</b>			
<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	
		3 KYW-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	
<input type="checkbox"/>		13 WNET Educational Broadcasting Corporation	
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	
<input type="checkbox"/>		31 WPXN-TV Paxon Communications License Company, Llc	
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General	

		Electric)	
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		54 WTBY-TV Trinity Broadcasting Of New York, Inc.	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		62 WRNN-TV Wrnn License Company, Llc	
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcasting Corporation	
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	Spanish
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
<input type="checkbox"/>		42 WKOB-LP Nave Communications, Llc	Essex
<input type="checkbox"/>		22 WMBQ-CA Renard Communications Corp.	Essex, Morris, Union
<input type="checkbox"/>		66 WFME-TV Family Stations Of New Jersey, Inc.	Essex, Morris, Union
<input type="checkbox"/>		21 WLIW Educational Broadcasting Corporation	Essex, Union
<input type="checkbox"/>		60 W60AI Ventana Television, Inc	Essex, Union
<input type="checkbox"/>		36 W36AZ New Jersey Public Broadcasting Authority	Morris
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	Morris, Union, Warren
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	Morris, Union, Warren
<input type="checkbox"/>		23 W23AZ Centenary College	Morris, Warren
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Morris, Warren
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	Morris, Warren
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public	Morris, Warren

		Telecommunications Corp.	
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Morris, Warren
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Morris, Warren
<input type="checkbox"/>		60 WBPB-TV Sonshine Family Television Corp	Morris, Warren
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Morris, Warren
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	Warren
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Warren
<input type="checkbox"/>		17 WPHL-TV Tribune Company	Warren
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Warren
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Warren
<input type="checkbox"/>		38 WSWB Mystic Television of Scranton Llc	Warren
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	Warren
<input type="checkbox"/>		49 W49BE New Jersey Public Broadcasting Authority	Warren
<input type="checkbox"/>		55 W55BS New Jersey Public Broadcasting Authority	Warren
<input type="checkbox"/>		57 WPSG Cbs Broadcasting Inc.	Warren
<input type="checkbox"/>		61 WPPX Paxson Communications License Company, Llc	Warren

	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
<input type="checkbox"/>		Cablevision of Newark	Partial Essex
<input type="checkbox"/>		Comcast of NJ (Union System)	Partial Essex, Union
<input type="checkbox"/>		Cablevision of Oakland	Partial Essex, Morris
<input type="checkbox"/>		Cable Vision of Morris	Partial Morris

<input type="checkbox"/>		Comcast of Northwest NJ	Partial Morris, Warren
<input type="checkbox"/>		Patriot Media & Communications	Partial Morris
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Morris, Warren
<input type="checkbox"/>		Cablevision of Elizabeth	Partial Union
<input type="checkbox"/>		Comcast of Plainfield	Partial Union
<input type="checkbox"/>		Cable Vision of Morris	Partial Warren
<input type="checkbox"/>		Service Electric Cable TV of Hunterdon	Partial Warren

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
<b>TARGETS ENTIRE HOUSING REGION 2</b>			
<b>AM</b>			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<b>FM</b>			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WRKS 98.7	
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WHTZ 100.3	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WKXW-FM 101.5	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	



<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
<b>AM</b>			
<input type="checkbox"/>		WWRL 1600	Essex
<input type="checkbox"/>		WXMC 1310	Essex, Morris
<input type="checkbox"/>		WWRV 1330	Essex, Morris (Spanish)
<input type="checkbox"/>		WZRC 1480	Essex, Morris (Chinese/Cantonese)
<input type="checkbox"/>		WMCA 570	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WNYC 820	Essex, Morris, Union
<input type="checkbox"/>		WCBS 880	Essex, Morris, Union
<input type="checkbox"/>		WPAT 930	Essex, Morris, Union (Caribbean, Mexican, Mandarin)
<input type="checkbox"/>		WWDJ 970	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WINS 1010	Essex, Morris, Union
<input type="checkbox"/>		WEPN 1050	Essex, Morris, Union
<input type="checkbox"/>		WKMB 1070	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WBBR 1130	Essex, Morris, Union
<input type="checkbox"/>		WLIB 1190	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WMTR 1250	Essex, Morris, Union
<input type="checkbox"/>		WADO 1280	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WNSW 1430	Essex, Morris, Union (Portuguese)
<input type="checkbox"/>		WJDM 1530	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WQEW 1560	Essex, Morris, Union
<input type="checkbox"/>		WWRU 1660	Essex, Morris, Union (Korean)
<input type="checkbox"/>		WCTC 1450	Union
		WCHR 1040	Warren
		WEEX 1230	Warren
		WNNJ 1360	Warren
		WRNJ 1510	Warren
<b>FM</b>			
<input type="checkbox"/>		WMSC 90.3	Essex

<input type="checkbox"/>		WFUV 90.7	Essex
<input checked="" type="checkbox"/>	Once at start of Affirmative Marketing Process.	WBGO 88.3	Essex, Morris, Union
<input type="checkbox"/>		WSOU 89.5	Essex, Morris, Union
<input type="checkbox"/>		WKCR-FM 89.9	Essex, Morris, Union
<input type="checkbox"/>		WFMU 91.1	Essex, Morris, Union
<input type="checkbox"/>		WNYE 91.5	Essex, Morris, Union
<input type="checkbox"/>		WSKQ-FM 97.9	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WBAI 99.5	Essex, Morris, Union
<input type="checkbox"/>		WDHA -FM 105.5	Essex, Morris, Union
<input type="checkbox"/>		WCAA 105.9	Essex, Morris, Union (Latino)
<input type="checkbox"/>		WBLS 107.5	Essex, Morris, Union
<input type="checkbox"/>		WHUD 100.7	Essex, Morris, Warren
<input type="checkbox"/>		WPRB 103.3	Essex, Union, Warren
<input type="checkbox"/>		WMNJ 88.9	Morris
<input type="checkbox"/>		WJSV 90.5	Morris
<input type="checkbox"/>		WNNJ-FM 103.7	Morris, Warren
<input type="checkbox"/>		WMGQ 98.3	Union
<input type="checkbox"/>		WCTO 96.1	Union, Warren
<input type="checkbox"/>		WNTI 91.9	Warren
<input type="checkbox"/>		WSBG 93.5	Warren
<input type="checkbox"/>		WZZO 95.1	Warren
<input type="checkbox"/>		WAEB-FM 104.1	Warren
<input type="checkbox"/>		WHCY 106.3	Warren

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters)  
(Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
<b>TARGETS ENTIRE HOUSING REGION 2</b>			
Monthly			
<input type="checkbox"/>	Sino Monthly	North Jersey/NYC area	Chinese-American
<b>TARGETS PARTIAL HOUSING REGION 2</b>			

Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		Brazilian Voice, The	Newark	Brazilian-American
<input type="checkbox"/>		Catholic Advocate, The	Essex County area	Catholic
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>		El Nuevo Coqui	Newark	Puerto Rican community
<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
X		Reporte Hispano	Regional	Spanish-Language
<input type="checkbox"/>		Ukrainian Weekly	New Jersey	Ukrainian community
3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)				
<b>DURATION &amp; FREQUENCY OF OUTREACH : <u>ALL ONCE AT START OF MARKETING</u></b>		<b>NAME OF EMPLOYER/COMPANY</b>	<b>LOCATION</b>	
Essex County				
X		Newark Liberty International Airport	Newark Airport, Newark, NJ 07114	
X		Verizon Communications	540 Broad St Newark, NJ 07102	
X		Prudential Financial, Inc.	751 Broad St Newark, NJ 07102	
X		Continental Airlines	1 Newark Airport, Newark, NJ 07114	
X		Rutgers University Medicine/Dentistry	Office of Marketing & Media Relations 150 Bergen Street Room D347 Newark, NJ 07103	
X		Public Service Enterprise Group	80 Park Plz Newark, NJ 07102	
X		Prudential Insurance	751 Broad Street, Newark, NJ 07102-3777	
X		Horizon Blue Cross & Blue Shield of NJ	3 Raymond Plz W Newark, NJ 07102	
X		Livingston Board of Education	148 N. Livingston Ave., Livingston, NJ 07039	
X		Horizon Blue Cross &	540 Broad St Newark, NJ 07102	

		Blue Shield of NJ	
Morris County			
X		Atlantic Health System-Morristown Memorial Hospital	100 Madison Avenue Morristown, NJ 07962
X		AT&T	295 N Maple Ave, Basking Ridge, NJ and 180 Park Ave, Florham Park, NJ
X		US Army Armament R&D	21 Picatinny Arsenal, Picatinny Arsnl, NJ
X		Lucent Technologies	67 Whippany Rd, Whippany, NJ and 475 South St, Morristown, NJ and 5 Wood Hollow Rd, Parsippany, NJ and 24 Mountain Ave, Mendham, NJ
X		Novartis Pharmaceutical	59 State Route 10, East Hanover, NJ
X		Kraft foods	200 Deforest Ave, East Hanover, NJ and 7 Campus Dr, Parsippany, NJ
X		Mennen Sports Arena	161 E Hanover Ave, Morristown, NJ
X		Honeywell	101 Columbia Rd Morristown, NJ 07960
X		Pfizer	5 Woodhollow Rd, Parsippany and 175 Tabor Rd, Morris Plains
X		Drew University Human Resources Dept.	36 Madison Avenue, Madison NJ 07940
X		St. Clare's Hospital	130 Powerville Road Boonton Township, NJ 07005 and 25 Pocono Road Denville, NJ 07834 and 400 West Blackwell Street Dover, NJ 07801 and 3219 Route 46 East, Suite 110 Parsippany, NJ 07054
Union County			
X		A&M Industrial Supply Co	1414 Campbell St Rahway
X		A.J. Seabra inc,	574 Ferry St Newark
X		Bristol-Myers Products Research & Dev	1350 Liverty Ave Hillside 07205
X		Cede Candy Inc	1091 Lousons Road PO Box 271 Union, NJ
X		Comcast Network	800 Rahway Ave Union, NJ
X		HoneyWell Inc.	1515 West Blancke Street Bldgs 1501 and 1525 Linden, NJ
X		IBM Corporation	27 Commerce Drive Cranford, NJ 07016
X		Howard Press	450 West First Ave Roselle, NJ 07203
X		Lucent Technologies	600 Mountain Ave Murray Hill, NJ
X		Merck & Co. Inc	1 Merck Drive PO Box 2000 (RY60-200E) Rahway, NJ
X		RWJ Univ. Hospital Rahway	865 Stone Street Rahway, NJ 07065
X		Rotuba Extruders, Inc	1401 Park Ave South Linden 07036
X		Union County College	1033 Springfield Ave Cranford, NJ 07016

Warren County			
X		Masterfoods USA	800 High Street Hackettstown, NJ 07840
X		Warren Hospital	185 Roseberry St Phillipsburg, NJ
X		Roche Vitamins	206 Roche Drive Belvidere, NJ 07823
X		Hackettstown Med. Cntr	651 Willow Grove St. Hackettstown, NJ 07840
X		Pechiney	191 Route 31 North Washington, NJ
X		Lopatcong Care Center	390 Red School Lane Phillipsburg, NJ
X		Mallinckrodt/Baker, Inc	222 Red School Lane Phillipsburg, NJ

3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Homeless Solutions, Inc.	Morris County	All	Once at the start of Marketing
Urban League	Essex, Morris, Union and Warren	African American	Once at the start of marketing.
The NAACP	Essex, Morris, Union and Warren	African American	Once at the start of marketing.
New Jersey Citizen Action 744 Broad Street Newark, NJ 07102	Essex, Morris, Union and Warren	All	Once at the start of marketing
Catholic Charities – Archdiocese of Newark	Union and Essex Counties	All	Once at the start of marketing
Catholic Charities – Diocese of Paterson	Morris and Warren Counties	All	Once at the start of marketing
Also as attached		All	Once at the start of marketing

#### IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:															
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)															
	<table border="1"> <thead> <tr> <th>BUILDING</th> <th>LOCATION</th> </tr> </thead> <tbody> <tr> <td>X Morris County Library</td> <td>30 East Hanover Avenue, Whippany, NJ 07981</td> </tr> <tr> <td>X Warren County Library Headquarters</td> <td>199 Hardwick Street, Belvidere, NJ 07823</td> </tr> <tr> <td>X Essex County/Hall of Records</td> <td>465 Dr. Martin Luther King, Jr. Blvd, Newark, NJ 07102 (973)621-4400</td> </tr> <tr> <td>X Union County/Administration Building</td> <td>Elizabethtown Plaza, Elizabeth, NJ 07207 (908)527-4100</td> </tr> <tr> <td>X Morris County Administrative Offices</td> <td>PO Box 900, Morristown, NJ 07963</td> </tr> <tr> <td>X Warren County Administrative Offices</td> <td>165 County Rte. 519 South, Belvidere, N J07823</td> </tr> </tbody> </table>	BUILDING	LOCATION	X Morris County Library	30 East Hanover Avenue, Whippany, NJ 07981	X Warren County Library Headquarters	199 Hardwick Street, Belvidere, NJ 07823	X Essex County/Hall of Records	465 Dr. Martin Luther King, Jr. Blvd, Newark, NJ 07102 (973)621-4400	X Union County/Administration Building	Elizabethtown Plaza, Elizabeth, NJ 07207 (908)527-4100	X Morris County Administrative Offices	PO Box 900, Morristown, NJ 07963	X Warren County Administrative Offices	165 County Rte. 519 South, Belvidere, N J07823
BUILDING	LOCATION														
X Morris County Library	30 East Hanover Avenue, Whippany, NJ 07981														
X Warren County Library Headquarters	199 Hardwick Street, Belvidere, NJ 07823														
X Essex County/Hall of Records	465 Dr. Martin Luther King, Jr. Blvd, Newark, NJ 07102 (973)621-4400														
X Union County/Administration Building	Elizabethtown Plaza, Elizabeth, NJ 07207 (908)527-4100														
X Morris County Administrative Offices	PO Box 900, Morristown, NJ 07963														
X Warren County Administrative Offices	165 County Rte. 519 South, Belvidere, N J07823														
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)															
Borough of Roseland 19 Harrison Avenue Roseland, NJ 07068 973-226-8080															

Roseland Borough Library  
20 Roseland Avenue  
Roseland NJ, 07068

(973) 226-8636

4c. Sales/Rental Office for units (if applicable) NA

## V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the Municipality's substantive certification.

Frank Piazza, Jr., President, Piazza & Associates, Inc.

Name (Type or Print)

Administrative Agent, Borough of Roseland

Title/Municipality



30 July 2020

Signature

Date

**Catholic Charities (Diocese of Newark)**  
321 Central Ave  
Newark, NJ 07103

**The Urban League of Union County**  
288 N Broad Street #2  
Elizabeth, NJ 07208

**Episcopal Community Development, Inc.**  
31 Mulberry St.  
Newark, NJ 07102

**Catholic Charities, Diocese of Paterson**  
24 De Grasse St.  
Paterson, NJ 07505

**Montclair NAACP**  
PO Box 353  
Montclair, NJ 07042

**Elizabeth NAACP**  
PO Box 6732  
Elizabeth, NJ 07206

**Latino Action Network**  
P.O. Box 943  
Freehold, NJ 07728

**Urban League of Morris County**  
300 Madison Ave, # A  
Morristown, NJ 07960

**SERV Behavioral Health**  
20 Scotch Rd.  
West Trenton, NJ 08628

**Fair Share Housing Center**  
510 Park Blvd.  
Cherry Hill, NJ 08002

**NAACP (Warren County)**  
PO Box 229  
Washington, NJ 07882

**The Urban League of Essex County**  
508 Central Avenue  
Newark, NJ 07107

**Morris County NAACP**  
PO Box 2256  
Morristown, NJ 07962

**NAACP (Newark)**  
PO Box 1262  
Newark, NJ 07101-1262

**New Jersey Tenant Organization**  
389 Main Street  
Hackensack, NJ 07601

**East Orange NAACP**  
P.O. Box 1127  
East Orange, NJ 07019

**Irvington NAACP**  
PO Box 377  
Irvington, NJ 07111

**Plainfield Area NAACP**  
1357 West 3<sup>rd</sup> St.  
Plainfield, NJ 07060

**Roselle NAACP**  
PO Box 391  
Roselle, NJ 07203

**New Jersey Citizen Action**  
744 Broad Street  
Newark, NJ 07102

**Northwest New Jersey Community Action  
Program, Inc. (Phillipsburg)**  
350 Marshall St  
Phillipsburg, NJ 08865-3273

**Essex County Development**  
50 S. Clinton St  
E. Orange, NJ 07018

**La Casa Don PEDRO**  
76 Clinton Ave  
Newark, NJ 07114

**Asian Community Center**  
17 Schoolhouse Road  
Somerset, NJ 08813

**NJCAR**  
910 Mt Kemble Ave.  
Morristown, NJ 07960

**Essex Land Trust**  
60 S. Fullerton Ave #202  
Montclair, NJ 07042

**Hands, Inc**  
15 S. Essex Ave  
Orange, NJ 07050

**Warren County Board Of Realtors**  
292 Route 46W.  
Oxford Township, NJ 07863

**West Essex Board of Realtors**  
10 Erie St.  
Montclair, NJ 07042

**NJ NAACP State Conference**  
4326 Harbor Beach Blvd. #775  
Brigantine, NJ 08203

**Morris County  
Office of Temporary Assistance  
340 W. Hanover Ave  
Morristown, NJ 07960**

**Essex County Dept of Citizen Services  
Division of Welfare  
18 Rector Street - 9th Floor  
Newark, NJ 07102**

**Greater Union County Association of  
Realtors  
767 Central Ave.  
Westfield, NJ 07090**

**SEED Corp.  
333 Dodd Street  
Suite 3  
East Orange, NJ 07017**

**Warren County Division of Temporary  
Assistance and Social Services  
1 Shotwell Dr.  
Belvidere, NJ 07823**

**Warren County Housing Authority  
415 Front Street  
Belvidere, NJ 07823**

**Boonton Housing Authority  
125 Chestnut Street  
Boonton, NJ 07005**

**East Orange Housing Authority  
160 Halsted Street  
East Orange, NJ 07018**

**Elizabeth Housing Authority  
688 Maple Avenue  
Elizabeth, NJ 07202**

**Union County Housing Authority  
1 Elizabethtown Plaza 5th Floor  
Administration Building  
Elizabeth, NJ 07207**

**Irvington Housing Authority  
101 Union Avenue  
Irvington, NJ 07111**

**Linden Housing Authority  
1601 Dill Avenue  
Linden, NJ 07036**

**Madison Housing Authority  
24 Central Avenue  
Madison, NJ 07940**

**Millville Housing Authority  
205 Claremont Avenue  
Montclair, NJ 07042**

**Morristown Housing Authority  
31 Early Street  
Morristown, NJ 07960**

**Lutheran Ministries of New Jersey  
(Trenton)  
1056 Stuyvesant Ave  
Trenton, NJ 08618**

**Orange Housing Authority  
340 Thomas Boulevard  
Orange, NJ 07050**

**Phillipsburg Housing Authority  
530 Heckman Street  
Phillipsburg, NJ 08865**

**Plainfield Housing Authority  
510 E Front Street  
Plainfield, NJ 07060**

**Rahway Housing Authority  
165 E Grand Avenue  
Rahway, NJ 07065**

**Summit Housing Authority  
512 Springfield Avenue  
Summit, NJ 07901**

**Union Township Housing Authority  
1976 Morris Avenue  
Union, NJ 07083**

**West Orange Housing Authority  
66 Main Street  
West Orange, NJ 07052**

**Housing Assistance Program of Essex  
County  
PO BOX 157  
Elizabeth, NJ 12932**

**New Jersey Community Development  
Corporation  
32 Spruce Street  
Paterson, New Jersey 07501**

**Morris County Housing Authority  
PO Box 900  
Morristown, NJ 07963**

**Union County Department of  
Human Services  
10 Elizabethtown Plaza  
Elizabeth, NJ 07207**

**Essex County Office on Aging  
900 Bloomfield Avenue  
Verona, NJ 07044**

**Morris County Office on Aging  
PO Box 900  
Morristown, NJ 07963**

**Warren County Office for the Aging  
165 County Route 519 South  
Belvidere, NJ 07823-1949**



**Essex County Dept. of Citizen Services**  
50 South Clinton Street, Ste. 5400  
East Orange, NJ 07018

**Jewish Federation of Greater Metrowest NJ**  
1391 Martine Avenue  
Scotch Plains, NJ 07076

**YWCA of Central NJ**  
232 E. Front St.  
Plainfield, NJ 07060

**ARC of Union County**  
70 Diamond Road  
Springfield, NJ 07081

**Volunteers of America**  
204 Terrill Rd.  
Fanwood, NJ 07023

**Community Food Bank of NJ**  
321 Evans Terminal Rd.  
Hillside, NJ 07205

**The Housing Partnership**  
2 East Blackwell St.  
Dover, NJ 07801

**Easter Seal Society of NJ**  
25 Kennedy Blvd., Suite 600  
East Brunswick, NJ 08816

**The Salvation Army NJ Div. Headquarters**  
4 Gary Rd.  
P.O. Box 3170  
Union, NJ 07083

**Union County Div. of Social Services**  
342 Westminster Ave.  
Elizabeth, NJ 07208

**Union County Workforce Dev. Board**  
200 W. Second St.  
Plainfield, NJ 07060

**Union County Workforce Dev. Board**  
10 Elizabethtown Plaza, 4<sup>th</sup> Floor  
Elizabeth, NJ 07207

**Central Jersey Legal Services**  
Union County Division  
60 Prince St.  
Elizabeth, NJ 07208

**American Red Cross NJ Crossroads**  
695 Springfield Ave.  
Summit, NJ 07901

**American Red Cross of Northern NJ**  
209 Fairfield Rd.  
Fairfield, NJ 07004

**Morris County**  
Office of Temporary Assistance  
PO Box 900  
Morristown, NJ 07963

**Cornerstone Family Programs**  
Operation Sisterhood  
80 Washington Street  
Morristown, NJ 07960

**Supportive Housing Association**  
185 Valley Street  
South Orange, NJ 07079

EXHIBIT B

# **Affordable Housing Trust Fund Spending Plan**

## **Borough of Roseland**

### **Essex County**

### **2020**

#### **INTRODUCTION**

The Borough of Roseland, Essex County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-30.1) and the affordable housing regulations of the New Jersey Department of Community Affairs (the Department) (N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:94-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by the Superior Court on October 3, 2006 and adopted by the municipality on October 11, 2006. The ordinance establishes the Borough of Roseland's affordable housing trust fund for which this spending plan is prepared.

#### **1. REVENUES FOR CERTIFICATION PERIOD**

As of December 31, 2019, Roseland has collected \$380,158.65 and expended \$113,154.46, resulting in a balance of \$267,004.14. 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 Provident Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of third round substantive certification, Roseland considered the following:

##### **(a) Development fees:**

1. Residential and nonresidential 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) 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. All monies in the Affordable Housing Trust fund are anticipated to come from development fees and interest.

(d) Projected interest:

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

SOURCE OF FUNDS	2020	2021	2022	2023	2024	2025	Total
(a) Development fees:							
Approved Development							
Development Pending Approval							
Projected Development					15,000		15,000
(b) Payment in Lieu of Construction							
(c) Other Funds (Specify source (s))							
(d) Interest					225		225
Total					15,225		15,225

Roseland projects a total of \$15,225 in revenue to be collected between June 2020 and December 2025. This projected amount, when added to Roseland's trust fund balance as of December 31, 2019, results in an anticipated total revenue of \$282,229.19 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.

## 2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

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

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Roseland's development fee ordinance for both residential and non-residential developments in accordance with the Department's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

The governing body shall adopt a resolution authorizing the expenditure of development fee revenues consistent with the approved spending plan.

Once a request is approved, the chief financial officer shall release the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

**3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:93-8.16)**

Roseland will dedicate \$0.00 to rehabilitation or new construction programs (see detailed explanations in Fair Share Plan).

**Rehabilitation program:** \$0.00

**New construction project(s):** \$0.00

(b) **Affordability Assistance (N.J.A.C. 5:93-8.16)**

AFFORDABILITY ASSISTANCE CALCULATION			
Actual fees + interest thru 2019			\$380,158.65
Projected Development Fees, 2020-2025	+		\$15,000
Projected Trust Fund Interest, 2020-2025	+		\$225
Less housing Activity	-		-\$40,000
Total	=		\$355,383.65
30% Requirement	x .30		\$106,615.10
Less Affordability Assistance Expenditures	-		-\$00.00
Projected Min. Affordability Assistance	=		\$106,615.10
Projected Min. Affordability Assistance for Very Low Income	x 1/3		\$35,182.98

Roseland must reserve at least \$106,615.10 from the affordable housing trust fund to render units more affordable, including \$35,182.98 to render units more affordable to households earning 30 percent or less of median income by region. Roseland is dedicating \$267,306.92 for the affordability assistance program as follows:

- Emergency repairs and subsidizing future special assessments of existing low and moderate income homeowners

(c) Administrative Expenses (N.J.A.C. 5:93-8.16)

ADMINISTRATIVE EXPENSE CALCULATION			
Actual fees and interest thru 2019	+		\$380,158.65

Projected Development Fees and Interest 2020-2025	+	\$15,225.00
Payments-In-Lieu of construction and other deposits	+	-00.00
Less RCA expenditures	-	-00.00
Total For Admin. Calculation	=	\$395,383.65
20% Maximum for Admin. Expenses	x .20	\$79,076.73
Less Admin.	-	-73,154.46
Available for Admin.	=	\$5,922.27

Roseland projects that \$5,922.27 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- Administration fees related to the preparation and implementation of the Housing Element and Fair Share Plan.

#### 4. EXPENDITURE SCHEDULE

Roseland intends to use affordable housing trust fund revenues for affordability assistance and administration of housing units.

PROJECTS/PROGRAMS	Number Of Units Projected	Projected Expenditure Schedule 2020-2025							
		2020	2021	2022	2023	2024	2025	Total	
Rehabilitation	0								
New Construction	0								
<b>Total</b>									
Affordability Assistance		200,000	50,000	26,306.92				276,306.92	
Administration								5,922.27	
<b>Total</b>								282,229.19	

## 5. EXCESS OR SHORTFALL OF FUNDS

In the event of any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan, the Borough will bond for the shortfall.



In the event more funds than anticipated are collected, projected funds exceed the amount necessary to implement the Fair Share Plan, or Roseland is reserving funds for affordable housing projects to meet a future affordable housing obligation, these excess funds will be used to supplement the affordability assistance program.

## 6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with Roseland's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

A process describing the collection and distribution procedures for barrier free escrow funds pursuant to N.J.A.C. 5:97-8.5 will be detailed within the Borough's Affordable Housing Ordinance.

## SUMMARY

Roseland intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:93-8.16 and consistent with the housing programs outlined in the Housing Plan Element.

Roseland has a balance of \$267,004.19 as of December 31, 2019 and anticipates an additional \$15,225 in revenues through 2025 for a total of \$282,229.19. The municipality will dedicate \$276,306.92 to render units more affordable, and \$5,922.27 for administrative costs. Any shortfall of funds will be offset through bonding. The municipality will dedicate any excess funds or remaining balance toward supplementing the affordability assistance program.

SPENDING PLAN SUMMARY	
Balance as of December 31, 2019	\$ 267,004.19
Projected REVENUE 2020-2025	
Development fees	15,000
	+

Payments in lieu of construction	+	
Other funds	+	
Interest	+	\$225
TOTAL AVAILABLE FUNDS	=	\$282,229.19
PROJECTED EXPENDITURES 2020-2025		
Funds used for Rehabilitation		
Funds used for Rehabilitation		
Funds used for New Construction		
None	+	
Affordability Assistance*	+	\$276,306.92
Administration **	+	\$5,922.27
TOTAL PROJECTED EXPENDITURES	=	\$282,229.19
REMAINING BALANCE	=	-

\* Actual affordability assistance minimums are calculated on an ongoing basis, based on actual revenues.

\*\* Administrative expenses are limited to 20 percent of what is actually collected.

## EXHIBIT C

RESOLUTION NO. 187-2020


BOROUGH OF ROSELAND  
COUNTY OF ESSEX, STATE OF NEW JERSEY

AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH  
PIAZZA ASSOCIATES FOR AFFORDABLE HOUSING  
ADMINISTRATIVE SERVICES

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Roseland that they authorize the Mayor to sign into a contract with Piazza & Associates for Administrative Services for the Affordable Housing Board with a not to exceed of \$5,400.00.

COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Council President Bardi			X				
Councilwoman Fishman	X		X				
Councilman Freda		X	X				
Councilwoman Perrotti			X				
Councilwoman Tolli			X				
Councilman Trillo			X				
Mayor Spango (In case of tie)							
VOTE:			6	0			

I do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the Mayor and Borough Council of the Borough of Roseland on June 16, 2020.

  
James R. Spango, Mayor

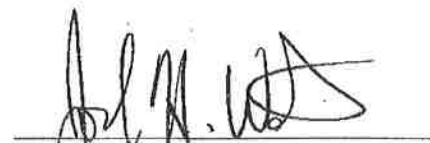
  
Jock H. Watkins, Borough Clerk

EXHIBIT D

RESOLUTION NO. 171-2020

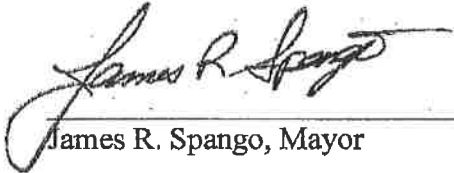
BOROUGH OF ROSELAND  
COUNTY OF ESSEX, STATE OF NEW JERSEY

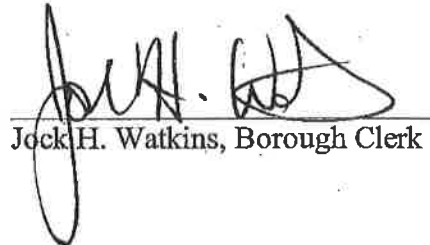
APPOINT MAUREEN CHUMACAS AS THE AFFORDABLE  
HOUSING LIAISON EFFECTIVE JUNE 2, 2020

**NOW, THEREFORE, BE IT RESOLVED** the Mayor and Council of the Borough of Roseland appoint Maureen Chumacas as the Affordable Housing Liaison effective June 2, 2020.

COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	RECUSE	ABSENT
Council President Bardi		X	X				
Councilwoman Fishman			X				
Councilman Freda							X
Councilwoman Perrotti			X				
Councilwoman Tolli	X		X				
Councilman Trillo			X				
Mayor Spango (In case of tie)							
VOTE:			5	0			

I do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the Mayor and Borough Council of the Borough of Roseland on June 2, 2020.

  
James R. Spango, Mayor

  
Jock H. Watkins, Borough Clerk