

Roxbury Township
Morris County

Housing Plan Element
Fair Share Plan

Adopted:

November 12, 2008

Revised July 21, 2009

Prepared by: The Roxbury Township Planning Board

In Consultation with Banisch Associates, Inc.

The original copy has been signed and sealed in accordance with N.J.A.C. 13:41-1.3

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Executive Summary

This Housing Plan Element has been prepared in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b(3) to address Roxbury Township's cumulative housing obligation for the period 1987- 2018. This Plan has also been prepared pursuant to N.J.S.A. 52:27D-310, which outlines the mandatory requirements for a Housing Plan Element, including an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township's residents; and, a discussion of municipal employment characteristics. It also responds to the affordable housing mandates of the Third Round Substantive Rules of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq.).

As required by the Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare a Housing Element as part of the community's Master Plan. The Fair Housing Act also established the Council on Affordable Housing (COAH) as the State agency to administer municipal implementation of municipal plans and to create rules and regulations to develop low- and moderate-housing in the State.

COAH has established both procedural and substantive rules for a Compliance Plan to address the affordable housing obligation, based on a regional fair share allocation formula. Municipal land development regulations are now entitled to a ten-year presumption of validity against a builders remedy challenge where a local Housing Element/Fair Share Plan either receives substantive certification from COAH or a Judgment of Compliance and Repose approved by a Court.

The first round regulations of COAH covered the time period 1987-1993. In 1994, COAH adopted substantive rules establishing the requirements for the Second Round of affordable housing plans, covering a twelve year cumulative period from 1987-1999.

The substantive rules for COAH's Third Round were adopted on December 20, 2004, covering the period from January 2000 to December 2013, although compliance was to be achieved during the period from January 2004 to December 2013. The Third Round rules have since been revised and extended through December 2018. The obligation is one new affordable housing unit for every four market-rate homes that are constructed or for every sixteen new jobs created. The obligations are based upon increases in market-rate housing and square footage of non-residential construction.

Summary of Roxbury's Affordable Housing Performance

As demonstrated in this Housing Element, Roxbury Township will meet its prior round obligation, its rehabilitation obligation and its Third Round obligation. The Township will continue to facilitate the upgrading of its housing stock in cooperation with the Morris County Community Development program.

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Total Third Round Obligation

The Third Round affordable housing obligation assigned by COAH has been adjusted from prior forecast estimates, based on actual population and housing data from the 2000 Census. COAH recalculated each municipality's prior round obligation, remaining rehabilitation component and 'growth share', which is the anticipated residential and non-residential growth to the year 2018, to generate a new affordable housing obligation for each municipality for the period January 1, 2004 to January 1, 2019.

The prior round obligation for Roxbury Township is 256 new construction and 35 units in need of rehabilitation. Added to this recalculated total is a projected growth share obligation of 349 affordable units, producing a total Third Round obligation of 640 units including 35 rehabilitation units. The total Third Round affordable housing obligation for Roxbury is presented in Table I, below.

**Table I
Fair Share Affordable Housing Obligation**

Prior round new construction obligation (1987-1999)	256
• Number of affordable units based upon projected residential growth to Year 2018	162.2
• Number of affordable units based upon projected non-residential growth to Year 2018	186.6
Total 3 rd round new construction obligation to Year 2018	348.8
Rehabilitation obligation: 2004-2018	
	35
Maximum Total Fair Share Obligation	
	*640

* Rounded.

Adjustment of Third Round Growth Share Projection

The projected Third Round growth share obligation of 349 units identified in Table I will be reduced to 295 units in accordance with N.J.A.C. 5:97-2.4(a)1. The Township can deduct the 273 units that comprise the Wellfleet Villages project from the total projected total residential growth for the Third Round period. As such the projected residential growth of 811 units is reduced to 538 units as a result of deducting the 273 units that comprise the Wellfleet Villages project which are comprised of 203 market units and 70 affordable units which consists of the 35 rental units in the Delamo project and 35 rental units in the Willow Walk Renaissance project. The reduced total residential growth projection is then divided by five to determine the adjusted

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Third Round residential portion of the Township's Third Round affordable housing obligation which is thus reduced from 162.2 (see Table II) to 107.6 [$538 \div 5 = 107.6$]. The adjusted residential obligation is added to the non-residential [jobs] projected growth share obligation of 186.6 which generates an adjusted total projected affordable housing for the Third Round of 295 units [$107.6 + 186.6 = 294.2$, rounded to 295].

Table II
Adjusted Fair Share Affordable Housing Obligation

Prior round new construction obligation (1987-1999)	256
<ul style="list-style-type: none"> Adjusted number of affordable units based upon projected residential growth to Year 2018 	107.6
<ul style="list-style-type: none"> Number of affordable units based upon projected non-residential growth to Year 2018 	186.6
Total 3 rd round new construction obligation to Year 2018	294.2
Rehabilitation obligation: 2004-2018	35
Maximum Total Fair Share Obligation	*585

* Rounded.

Prior Round Obligation

Roxbury has a prior round obligation of 256 units which is completely satisfied with a combination of existing affordable units and eligible rental bonus credits as detailed in Table III. Explanations concerning the rental unit obligation and the amount of age-restricted housing that is eligible are provided, below. A Prior Cycle Credit for a group home (24 Steffanie Place) having 4 bedrooms was reflected in the Housing Element / Fair Share Plan that received substantive certification on November 5, 1997 is no longer included in the current third round HE/FSP as the property in question was sold in 2005 and is no longer a group home. The Township does have another group home which is classified as a prior cycle credit. It is located at 152 Mountain Avenue and consists of five bedrooms.

Rental Obligation

A mandatory component of the prior round obligation is a rental unit obligation which is based upon the following formula:

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- [5:97-3.10 (b)1] The rental requirement for the prior round obligation shall be based on the following formula: Rental requirement = 25%(Prior round obligation – Prior cycle credits – Impact of 20% cap – Impact of the 1000 unit limitation)
- Rental requirement = .25(256 – 5 – 0 – 0)
- .25(251) = 62.75
- Minimum prior round rental obligation = 63 units

The 63 unit rental obligation is fully satisfied by applying 42 family units from River Park Village and 21 family units from the Dellamo project.

Age Restricted Units

- [5:97-3.10 (c)1] The age-restricted maximum for the prior round obligation is based on the following formula: Age-restricted maximum = 25%(prior round obligation + rehabilitation share – prior cycle credits – rehabilitation credits – impact of 20% cap – impact of the 1000 unit limitation – transferred or proposed RCA units addressing the prior round obligation)
- This translates to the following: .25(256 + 35 – 5 – 35 – 0 – 0 – 0) and thus .25(251) = 62.75
- Maximum number of age-restricted units permitted in prior round: 63

Table III
Allocation of Units and Credits
To Address Prior Round Obligation of 256 Units

Project Name	Status	Number Units/Bedrooms	Type of Unit	Rental Bonus Credits
184 Drake Lane	8/23/1999	3	Group home	
152 Mountain Ave	6/1/1982	5	Group home	
20 Toby Dr.	12/5/1997	2	Group home	
1 Kennedy Dr.	8/4/2000	4	Group home	
102 S. 1 st . Ave	1/4/2005	4	Group home	
Willow Walk Lakeside Village	6/28/1996	63	Age-restricted rental (43 additional units allocated to 3 rd and 4 th rounds)	
River Park Village	4/28/1997	42	Family rental	42
Dellamo	Approved 7/25/2001 (under construction)	35	Family rental	21
Willow Walk Renaissance	Approved 1/9/2002 (under construction)	35	Family rental	
Rental bonus credits		63		
Total		256		

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Third Round Obligations and Existing Affordable Housing Inventory

Roxbury will fully address its Third Round affordable housing obligation of 295 units with existing inventory of affordable units, affordable units approved but not yet constructed, eligible bonus credits, utilization of various municipally-owned parcels for new affordable housing development, and a continuation of its successful efforts with the market to affordable housing program. In order to satisfy the new family unit obligation, the Township presents a realistic plan to provide a total of 308 units and eligible credits thus exceeding the adjusted obligation by 13 units. Table IV presents the allocation of units and credits to address the Third Round.

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Table IV
Third Round Affordable Housing Obligation

Project Name	Status	Type of Affordable Unit	Number of units / bedrooms
Muscarelle	Approved 9/20/2006	Age-restricted	52
Willow Walk-Lakeside Village	Final C.O. 6/28/1996	Age-restricted	21
Willow Walk-Lakeside Village	Final C.O. 6/28/1996	Family rental	1
133 Landing Road	4-16-2009	Family rental	4
52 Main Street	Final C.O. 8/16/2007	Family rental	2
54 Main Street	Final C.O. 6/1/1989	Family rental	2
River Park Villages	Final C.O. 4/28/1997	Family rental	80
Buy down program	Completed: 10/31/2001; 1/25/2002; 2/27/2002; 3/14/2002 4/18/2002; 7/29/2002	Family ownership	6
11 Salmon Road	4/16/08	Family ownership	1
87 Drake Lane	1/13/1992	Support/special needs	2
200 Drake Lane	1/13/1992	Support/special needs	2
128 Drake Lane	2/1/1992	Support/special needs	3
170 Drake Lane	3/15/1992	Support/special needs	3
118 Drake Lane	10/23/1995	Support/special needs	2
134 Drake Lane	5/23/1996	Support/special needs	1
Bonus Credits			
Muscarelle – compliance bonus (5:97-3.17)			52
133 Landing Road			4
King Town			17
Proposed Municipal Sites			
Port Morris Fire House		Family rental	2
Edith Road		Family ownership	2
DPW site		Family rental	6
King Town		Family rental	30
Market to affordable			
Proposed Market to affordable program (5:97-6.9)		Family ownership	13
TOTAL			308

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The Third Round affordable housing obligation consists of a number of component parts. A minimum rental obligation is required calculated at 25 percent of the total growth share number. At least one-half of the rental units must be available to families. Recently enacted legislation (P.L. 2008, Chapter 46) requires 13 percent of the growth share obligation be units available to very low income households which are households earning no greater than 30 percent of the median income in the applicable housing region.

Age-restricted units are capped at 25 percent of the total growth share and the amount of bonus credits is likewise limited to 25 percent of the total number. The revised Third Round rules now include a requirement that 50 percent of the total growth share be family units and, as mentioned above, at least 50 percent of the rental unit obligation must also be assigned to family units.

Roxbury Township will fully satisfy each of the component obligations while maximizing the number of age-restricted units permitted and eligible bonus credits. The Township is seeking approval for rental bonus credits and compliance bonus credits pursuant to N.J.A.C. 5:97-3.17 (a) for the 52 affordable units approved by the Planning Board on September 20, 2006 and memorialized on November 1, 2006 for the development known as Roxwood Associates, LLC a.k.a. Muscarelle.

Each of the above-referenced component parts of the Third Round obligation are presented in the following Tables V through X. Calculations to determine the requisite threshold for each are provided below.

1. Family unit obligation: $295 \times .5 = 147.5$ rounded up to 148 units.
2. Rental obligation: $295 \times .25 = 73.75$ rounded up to 74 units.
3. Family rental obligation: $74 \times .5 = 37$ units
4. Very low income obligation: $295 \times .13 = 38.35$ rounded up to 39 units.
5. Maximum permitted age-restricted units: $295 \times .25 = 73.75$ rounded down to 73 units.
6. Maximum permitted bonus credits: $295 \times .25 = 73.75$ rounded down to 73 credits.

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Table V
Third Round Family Unit Obligation: 148 Units
Family unit obligation: $295 \times .5 = 147.5$ rounded up to 148 units

Project Name	Type of Affordable Unit	Number of units
Willow Walk-Lakeside Village	Family rental	1
133 Landing Road	Family rental	4
11 Salmon Road	Family ownership	1
52 Main Street	Family rental	2
54 Main Street	Family rental	2
River Park Villages	Family rental	80
Buy down program	Family ownership	6
Port Morris Fire House	Family rental	2
Edith Road	Family rental	2
DPW site	Family rental	6
King Town	Family rental	30
Market to affordable program (5:97-6.9)	Family ownership	13
TOTAL		149

Table VI
Third Round Rental Unit Obligation: 74 units
Rental obligation: $295 \times .25 = 73.75$ rounded up to 74 units.

Project Name	Type of Affordable Unit	Number of units / bedrooms
River Park Villages	Family rental	35
52 Main Street	Family rental	2
Willow Walk-Lakeside Village	Family rental	1
54 Main Street	Family rental	2
Willow Walk-Lakeside Village	Age-restricted	21
87 Drake Lane	Support/special needs	2
200 Drake Lane	Support/special needs	2
128 Drake Lane	Support/special needs	3
170 Drake Lane	Support/special needs	3
118 Drake Lane	Support/special needs	2
134 Drake Lane	Support/special needs	1
TOTAL		74

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Table VII
Third Round Family Rental Unit Obligation: 37 units
Family rental obligation: $74 \times .5 = 37$ units

Project Name	Type of Affordable Unit	Number of units
River Park Villages	Family rental	35
52 Main Street	Family rental	2
TOTAL		37

Table VIII
Third Round Very Low Income Unit Obligation: 39 units
Very low income obligation: $295 \times .13 = 38.35$ rounded up to 39 units

Project Name	Type of Affordable Unit	Number of units / bedrooms
King Town*	Family rental	26
87 Drake Lane	Support/special needs	2
200 Drake Lane	Support/special needs	2
128 Drake Lane	Support/special needs	3
170 Drake Lane	Support/special needs	3
118 Drake Lane	Support/special needs	2
134 Drake Lane	Support/special needs	1
TOTAL		39

* Of the projected 30 family units, 26 units will be very low income units.

Table IX
Third Round Maximum Age-Restricted Units: 73 units
Maximum permitted age-restricted units: $295 \times .25 = 73.75$ rounded down to 73 units

Project Name	Type of Affordable Unit	Number of units
Muscarelle	Age-restricted	52
Willow Walk-Lakeside Village	Age-restricted	21
TOTAL		73

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Table X
Third Round Maximum Bonus Credits: 73 units

Maximum permitted bonus credits: $295 \times .25 = 73.75$ rounded down to 73 credits

Project Name	Type of Credit	Number of Credits
Muscarelle	Compliance bonus (5:97-3.17)	52
133 Landing Road	Family rental	4
King Town	Family rental	17
TOTAL		73

Rehabilitation

Between 1997 and June 2005, a total of 40 units received rehabilitation funds through the Morris County Community Development Program. In accordance with COAH Third Round rules, only those units rehabilitated since April 1, 2000 will qualify for Third Round rehabilitation credit. Roxbury's Third Round rehabilitation obligation is 35 units. The maximum amount of credit for rehabilitation credit is therefore limited to 35 units in accordance with N.J.A.C. 5:97-6.

Since April 1, 2000, a total of 34 units in Roxbury Township have secured funds through various grant programs administered by the Morris County Department of Community Development. The Township seeks credit for the 34 units as itemized in Table XI. Roxbury has a demonstrated history of success in satisfying the rehabilitation component and will continue to participate in the County program to fully address the current obligation.

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Table XI
Rehabilitation Units Eligible for Credit

Address	Block	Lot	Final Inspection	Total
10 Little Lane	1	9	1/16/2001	13,451.00
124 Shippenport Road	18	1.1	10/7/2002	21,560.00
6 Henmar Drive	91	24	11/25/2002	6,664.00
24 Mapledale Avenue	342	2	5/8/2002	10,610.00
13 Canal Street	174	17	2/1/2002	3,650.00
6 Helen Street	367	5	1/24/2001	9,418.00
143 Kings Highway	196	2	3/21/2003	10,418.00
5 Gregory Drive	310	10	7/25/2000	8,185.00
504 Stevens Road	107	8	1/26/2001	11,025.00
574 Main Street	171	3	10/1/2001	9,793.00
333 Boonton Street	187	5	10/3/2000	15,785.00
214 Mt. Arlington Blvd.	100	15	3/23/2001	6,981.00
57 Mt. Arlington Road	15	25	8/17/2000	5,120.00
8 Kenvil Avenue	321	61	10/25/2000	5,810.00
446 Route 46	2	292	6/13/2001	13,037.42
358 West Dewey Avenue	10	33	6/28/2004	8,605.00
3 Chase Drive			2/21/2008	12,520.00
289 Emmans Road	47.4	7.1	10/27/2006	2,900.00
524 Davsel Road	118	29	9/13/2007	8,576.00
514 Colver Road	110	15	2/22/2006	2,200.00
49 Samon Road	129	23.3	6/6/2007	10,200.00
263 Kings Highway	21	3.7	9/24/2007	17,195.00
593 Main Street	10501	1	12/6/2007	15,000.00
15 Mapledale Avenue	340	12	2/22/2002	15,000.00
23 Meeker Street	321	17	3/22/2006	21,632.00
522 Logan Drive	110	20	12/10/2000	13,028.00
43 Kenvil Avenue	43	26	4/5/2004	3,575.00
543 Atlas Road	90	5	1/15/2004	15,732.00
8 Hercules Road	12	2	1/26/2004	9,390.00
634 Succasunna Road			1/8/2003	14,200.00
46 Berkshire Valley Road	11	10	3/24/2004	11,294.00
146 Kings Highway	183	7	11/12/2003	16,450.00
2 Bank Street	298	2	7/29/2002	2,100.00
502 Dell Avenue	11801	21	5/31/2006	22,016.00

Summary of Affordable Housing Obligation for Third Round

As noted above, the three components that comprise the Third Round Obligation of 295* units include:

- (1) Total obligation from prior rounds (256 units);
- (2) Rehabilitation share (35 units); and
- (3) Growth share (295* units)

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* As described herein notwithstanding an obligation of 295 units, this Fair Share Plan provides for a total of 307 units and credits to fully address all component parts of the Third Round obligation.

Spending Plan

Roxbury's Housing Trust Fund has a current balance of \$2.9 million, which can only be spent pursuant to a COAH-approved spending plan. The current balance together with anticipated developer fee revenues of \$2,714,332 are intended to support the current and future affordable housing projects identified in this Fair Share Plan and in the concurrent Spending Plan. A summary of the distribution of said funds is as follows:

SPENDING PLAN SUMMARY		
Balance as of December 31, 2008		\$2,920,806.70
PROJECTED REVENUE 2009-2018		
Development fees	+	\$1,909,676.00
Payments in lieu of construction	+	- 0 -
Other funds	+	- 0 -
Interest	+	\$804,656
	=	\$5,635,138.70
TOTAL REVENUE		
EXPENDITURES		
Funds used for Rehabilitation	-	- 0 -
Funds used for New Construction		
1. Willow Walk: Renaissance & Dellamo	-	\$210,000.00
2. 133 Landing Road	-	\$140,000.00
3. 11 Salmon Road	-	\$35,000.00
4. Market to Affordable program (13 units)	-	\$650,000.00
5. DPW site (Block 5203, Lot 57)	-	\$500,000.00
6. Port Morris Fire House (Block 10502, Lot 5)	-	\$350,000.00
7. Edith Road (Block 11802, Lot 1)	-	\$80,000.00
8. King Town site (Block 9302, Lot 4)	-	\$2,553,683.00
9. Affordability Assistance (per waiver request)	-	\$750,000.00
10. Administration	-	\$366,455.00
TOTAL PROJECTED EXPENDITURES	=	\$5,635,138.70
REMAINING BALANCE	=	\$0.00

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APPENDIX A
Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census, with data reflecting conditions in 2000.

According to the 2000 Census, the Township had 8,550 housing units, of which 8,364 (98%) are occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consisted of one-family, detached dwellings (78% of the total, compared to 69% in the County), there were 1,868 units in attached or multi-family structures. The Township has a lower percentage of renter-occupied units, 16%, compared to 24% in Morris County and 32% in the State.

TABLE 1: Units in Structure by Tenure

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	122	6,560	6,166	394
1, attached	38	346	290	56
2	0	281	69	212
3 or 4	5	139	36	103
5+	21	1,038	450	588
Other	0	0	0	0
Mobile home or trailer	0	0	0	0
Total	186	8,364	7,011	1,353

Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) for Township, QT-H10 and DP-4.

Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Morris County and the State. Approximately 52% of the owner-occupied units in the Township have been built since 1970. Of the remaining housing units, 40% were built between 1940 and 1970 and 8% were built prior to 1940. Most renter-occupied units (49%) were also built after 1970, with 35% built between 1940 and 1970 and 16% built prior to 1940.

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TABLE 2: Year Structure Built by Tenure

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
1990-2000	47	1,547	1,275	299
1980-1989	22	1,001	900	101
1970-1979	38	1,729	1,471	258
1960-1969	27	1,547	1,340	207
1950-1959	15	1,199	1,068	131
1940-1949	26	528	392	136
Pre-1940	11	786	565	221

Source: 2000 U.S. Census, STF-3 for Township, QT-H7.

Table 3 compares the year of construction for all dwelling units in the Township to Morris County and the State. The Township had a much larger percentage of units built between after 1970 than did the County or State, and a smaller percentage of units built before 1970. This is clearly seen in the median year built between the State (1962), County (1965) and Township (1971).

TABLE 3: Comparison of Year of Construction for Township, County, and State

Year Built	%		
	Roxbury Township	Morris County	New Jersey
1990 – 2000	19	13.5	10.5
1980 – 1989	12	12.6	12.4
1970 – 1979	20.7	15.3	14.0
1960 – 1969	18.4	18.6	15.9
1940 – 1959	20.7	24.8	27.1
Pre-1940	9.3	15.3	20.1
Median Year	1971	1965	1962

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-4.

The 2000 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally housed smaller households, with 69% of renter-occupied units having 2 persons or fewer compared to 43% of owner-occupied units. Table 5 indicates that renter-occupied units generally have fewer bedrooms, with 76% having two bedrooms or fewer, compared to 19% of owner-occupied units.

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TABLE 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	1,507	970	537
2 persons	2,471	2,076	395
3 persons	1,665	1,436	229
4 persons	1,728	1,612	116
5 persons	710	678	32
6 persons	227	187	40
7+ persons	56	52	4
Total	8,364	7,011	1,353

Source: 2000 U.S. Census, SF-3 for Township, H-17.

TABLE 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	31	.4	0	31	0	31
1 bedroom	709	8.3	31	678	153	525
2 bedrooms	1,696	19.8	77	1,619	1,151	468
3 bedrooms	2,790	32.6	62	2,728	2,509	219
4 bedrooms	2,922	34.2	10	2,912	2,822	90
5+ bedrooms	402	4.7	6	396	376	20

Source: 2000 U.S. Census, SF-3 for Township, QT-H8 and QT-H5.

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2000 to those of the County and State. The Township's average household size for owner-occupied units was higher than the State and the County. The average household size for renter-occupied units was lower than the County and the State.

TABLE 6: Average Household Size for Occupied Units for Township, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Roxbury Township	2.84	2.97	2.18
Morris County	2.72	2.88	2.21
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, SF-1 for Township, County, and State, DP-1.

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The distribution of bedrooms per unit, shown in Table 7, indicates that the Township contained fewer small units (0-1 bedroom) than the County or State in 2000, and more large units (4 or more bedroom) than either the County or State.

TABLE 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Roxbury Township	8.7	52.4	38.9
Morris County	15.2	49.8	35
New Jersey	18.3	59.2	22.6

Source: 2000 U.S. Census, SF-3 for Township, County, and State, QT-H4.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In the first Two Rounds of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling; plumbing facilities; kitchen facilities; persons per room; heating fuel; sewer; and, water. In the Round Three rules, COAH has reduced this to three indicators, which in addition to age of unit with more than 1 person per room (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

Plumbing Facilities

Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.

Kitchen Facilities

Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Township, County, and State for the above indicators of housing quality. The Township had fewer units with inadequate plumbing than the County or State and more units with inadequate kitchen facilities than the County but fewer than the State.

TABLE 8: Housing Quality for Township, County, and State

Condition	%		
	Roxbury Township	Morris County	New Jersey
Inadequate plumbing ¹	0.2	0.4	0.7
Inadequate kitchen ¹	0.5	0.3	0.8
Persons per Room	0.2	.5	1.1

Notes: ¹The universe for these factors is all housing units.

Source: 2000 U.S. Census, SF-3 for Township, County, and State QT-H4.

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The last factors used to describe the municipal housing stock are the housing values and gross rents for residential units. With regard to values, the 2000 Census offers a summary of housing values, seen in Table 9, which indicate that 67% of all residential properties in the Township were valued between \$150,000 and \$299,000.

TABLE 9: Value of Owner Occupied Residential Units

Value	Number of Units	————-%————
\$0 – 50,000	55	0.9
\$50,000 – 99,999	83	1.3
\$100,000 – 149,999	1,093	17.4
\$150,000 – 199,999	1,730	27.5
\$200,000 – 299,999	2,462	39.2
\$300,000 – 499,999	824	13.1
\$500,000 – 999,999	41	0.7
\$1,000,000 +	0	0.0

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-4.

The data in Table 10 indicate that in 2000 virtually all housing units rented for more than \$500/month (69%) with the largest percentage, 41.4%, found between \$500 and \$749 per month, and 18.2% of the units renting for between \$1,000 and \$1,500/ month.

TABLE 10: Gross Rents for Specified Renter-Occupied Housing Units¹

Monthly Rent	Number of Units	————-%————
Under \$200	0	0.0
\$200 – 299	0	0.0
\$300 – 499	52	3.8
\$500 – 749	555	41.4
\$750 – 999	328	24.4
\$1,000 – 1,499	244	18.2
\$1,500 or more	74	5.5
No Cash Rent	89	6.6

Note: Median gross rent for Roxbury Township is \$759.

Source: 2000 U.S. Census, SF-3 for Township, QT-H12.

The data in Table 11 indicate that in 2000 there were 626 renter households earning less than \$35,000 annually. At least 465 of these households were paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

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TABLE 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999¹

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	130	0	0	0	0	106	24
\$10,000 – 19,999	193	0	0	0	0	179	14
\$20,000 – 34,999	303	7	19	87	86	94	10
\$35,000 +	716	329	175	98	22	51	41

Note: ¹The universe for this Table is specified renter-occupied housing units.
Source: 2000 U.S. Census, SF-3 for Township, QT-H13.

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APPENDIX B
Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2000.

The 2000 Census indicates that the Township had 23,883 residents, or 3,454 more residents than in 1990, a 17% increase. The Township's 17% increase in the 1990's compares to a 12% increase in Morris County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. The age classes remain relatively evenly split between males and females with a predominance of males in the age range of 5-19 and a female predominance in the 70 and over range.

TABLE 12: Population by Age and Sex

Age	Total Persons	Male	Female
0-4	1,705	858	847
5 - 19	5,242	2,726	2,516
20 - 34	3,814	1,870	1,944
35 - 54	8,470	4,103	4,367
55 - 69	2,960	1,468	1,492
70 +	1,692	649	1,043
Total	23,883	11,674	12,209

Source: 2000 U.S. Census, SF-1 for Township, QT-P1.

Table 13 compares the Township to the County and State for the same age categories. The principal differences among the Township, County, and State occurs the age categories 5-19 and 35-54 where the Township had a higher percentage of population located in those cohorts. The Township had a lower percentage of persons over 70 than the County or State.

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**TABLE 13: Comparison of Age Distribution for Township, County, and State
(% of persons)**

Age	Roxbury Township	Morris County	New Jersey
0-4	7.1	7	6.7
5 - 19	21.9	19.9	20.4
20 - 34	15.9	17.9	19.9
35 - 54	35.4	33.6	30.9
55 - 69	12.4	13.3	12.4
70 +	7	8.3	9.7
Median	37.5	37.8	36.7

Source: 2000 U.S. Census, SF-1 for Township, County, and State. QT-P1.

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Morris County and the State. The Township had a lower percentage of households with 1 or 2 persons but a higher percentage of households with 3 to 5 persons than the County or State.

TABLE 14: Persons in Household

Household Size	Number of Households
1 person	1,501
2 persons	2,477
3 persons	1,658
4 persons	1,728
5 persons	714
6 persons	209
7 or more persons	77

Source: 2000 U.S. Census, STF-1 for Township, QT-P10.

**TABLE 15: Comparison of Persons in Household for Township, County, and State
(% of households)**

Household Size	Roxbury Township	Morris County	New Jersey
1 person	17.9	21.5	24.5
2 persons	29.6	31.8	30.3
3 persons	19.8	17.6	17.3
4 persons	20.7	17.7	16.0
5 persons	8.5	7.8	7.5
6 persons	2.5	2.3	2.7
7 or more persons	0.9	1.3	1.7
Persons per household	2.84	2.72	2.68

Source: 2000 U.S. Census, SF-1 for Township, County, and State, QT-P10.

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Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 6,534 family households in the Township and 1,830 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township had more family households than the County or State (78% for the Township, 73.6% for the County, and 70.3% for the State).

TABLE 16: Persons by Household Type and Relationship

	Total
In family Households:	6,534
Married	5,589
Child	3,489
In Non-Family Households:	1,830
Male householder:	767
Living alone	576
Not living alone	191
Female householder:	1,063
Living alone	925
Not living alone	138
In group quarters:	122
Institutionalized:	65
Correctional institution	0
Nursing homes	65
Mental hospitals	0
Juvenile institutions	0
Other institutions	0
Non-institutionalized	57

Source: 2000 U.S. Census, SF-3 for Township, QT-P11 and QT-P12.

Table 17 provides 1999 income data for the Township, County, and State. The Township's per capita and median incomes were lower than those of the County but higher than the State's. The definitions used for households and families in Table 17 are similar to those identified in the description of Table 16, so that the households figure in Table 17 includes families.

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TABLE 17: 1999 Income for Township, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Roxbury Township	30,174	72,982	83,409
Morris County	36,964	77,340	89,773
New Jersey	27,006	55,146	65,370

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2000. The determination of poverty status and the associated income levels were based on the cost of an economy food plan and ranged from an annual income of \$9,570 for a one-person family to \$32,390 for an eight-person family (three-person family is \$16,090) (determined for 2005). According to the data in Table 18, the Township has proportionately fewer persons and families qualifying for poverty status than the County and State. The percentages in Table 18 translate to 642 persons and 136 families in poverty status. Thus, the non-family households have a larger share of the population in poverty status.

**TABLE 18: Poverty Status for Persons and Families for Township, County, and State
(% with 1999 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Roxbury Township	2.7	2.1
Morris County	3.9	2.4
New Jersey	8.5	6.3

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

The U.S. Census includes a vast array of additional demographic data that provide interesting insights into an area's population. For example, Table 19 provides a comparison of the percent of persons who moved into their homes between the years 1995-2000; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of year 2000 Township residents residing in the same house in 1995 was slightly less than that of the County and the State. In each case, most residents lived in a different house than in 1995.

**TABLE 19: Comparison of Place of Residence for Township, County and State
(1995-1998)**

Jurisdiction	Percent living in same house in 1995-1998
Roxbury Township	40.3
Morris County	42.3
New Jersey	43.3

Source: 2000 U.S. Census, SF-3 for Township, County, and State, QT-H7.

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Table 20 compares the educational attainment for Township, County, and State residents. The data indicated that more Township residents achieved a high school diploma or higher or a bachelor's degree or higher than the State as a whole, although Morris County residents were slightly higher educated than those in Roxbury.

**TABLE 20: Educational Attainment for Township, County, and State Residents
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Roxbury Township	90.0	33.9
Morris County	90.6	44.1
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-2.

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 21 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 4.5% of workers who resided in the Township and used other means of transportation to reach work, 348 workers worked at home and 147 workers walked to work.

**TABLE 21: Means of Transportation to Work for Township, County and State Residents
(Workers 16 years old and over)**

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Roxbury Township	86.0	8.2	1.3	4.5
Morris County	81.2	8.2	4.2	6.4
New Jersey	73	10.6	9.6	0.9

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

APPENDIX B

ORIGINAL

PETITION

DEC 23 2008

Workbook A: Growth Share Determination Using Published Data
 (Using Appendix F(2), *Allocating Growth To Municipalities*)

COUNCIL ON AFFORDABLE HOUSING

**COAH Growth Projections
 Must be used in all submissions**

Municipality Name:

Roxbury

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	811	2,986
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04		
Inclusionary Development	70	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	203	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	538	2,986
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	107.60 Affordable Units	186.63 Affordable Units
6 Total Projected Growth Share Obligation		294 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.