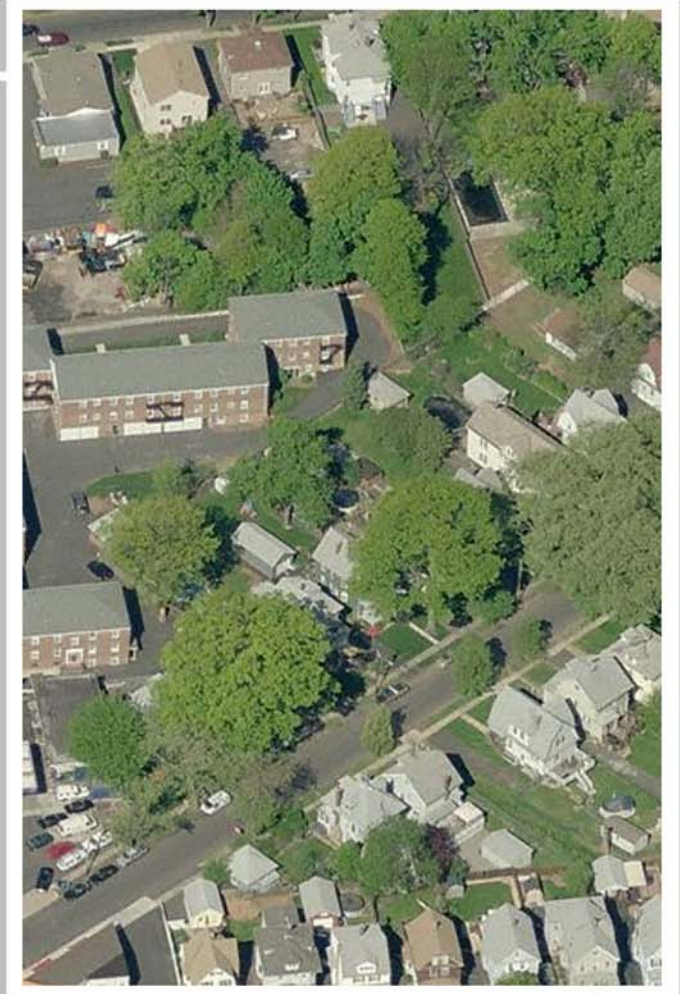


Borough of Roselle Park
Union County, New Jersey

*Housing Element
and Fair Share Plan
for the
Borough of Roselle Park*

December 15, 2008



Prepared by _____



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Housing Element and Fair Share Plan

Borough of Roselle Park, Union County

Prepared for:
Borough of Roselle Park Planning Board

Adopted December 15, 2008

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

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SECTION I – INTRODUCTION AND SUMMARY OF FINDINGS

PREAMBLE

On February 15, 2007, the Borough became a defendant in a Mount Laurel lawsuit filed by Roselle Park VP, LLC, of which AvalonBay was the managing member. On March 1, 2007, the Borough adopted the Romerovski Redevelopment Plan, and on June 18, 2007, the Borough adopted a Housing Element and Fair Share Plan. The Borough submitted both of these plans to Judge Marianne Espinosa, J.S.C. for review in association with various motions filed in the builder's remedy action. On November 5, 2007, the Court invalidated the Borough's Housing Element and Fair Share Plan and ordered the Borough to revise its ordinances to comply with its affordable housing obligations. In addition, the Court appointed a Special Master and ordered the Master to coordinate mandatory mediation sessions.

Through the adoption of the amended Romerovski Redevelopment Plan and this amended Housing Element and Fair Share Plan, the Borough and Planning Board will achieve consistency and will strengthen the opportunity to provide affordable housing and to redevelop the Romerovski site. The amended Housing Element and Fair Share plan fully addresses the Borough's COAH requirements. Furthermore, as the Borough participates in the mediation process in accordance with the Judge's order, it remains committed to making any revisions necessary to its plans to create affordable housing to satisfy the Borough's obligations. Therefore, whether mediation proves successful or not, the Borough shall take the steps necessary to comply.

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EXECUTIVE SUMMARY

The Mount Laurel II decision¹, handed down by the New Jersey Supreme Court in January 1983, requires all municipalities to provide a realistic opportunity for the construction of housing affordable to those households of lower income. In response to the Mt. Laurel II decision, the Fair Housing Act ("FHA") was adopted in 1985 and signed by the Governor (Chapter 222, Laws of New Jersey, 1985). The Act established a Council on Affordable Housing (COAH) to facilitate the ability of municipalities to voluntarily meet their responsibilities to provide affordable housing. The Council on Affordable Housing (COAH) adopted its "Third Round regulations" in November of 2004 and those regulations became effective on December 20, 2004. The new regulations utilize a "growth share" approach to determine each municipality's new construction affordable housing obligation for the third housing cycle. Under Growth Share, one "affordable" unit must be provided for every four "market units" built, and one affordable unit for every sixteen jobs created between 2004 and 2018. This is a significant change from previous COAH methodologies in which numbers were assigned based on formulas and other variables. This method is a "build as you grow" approach which is more accommodating for good planning.

A series of lawsuits were filed challenging COAH's regulations. As a result, revised regulations and methodologies were adopted by the State on June 2, 2008, followed by a series of amendments, some of which are currently pending. The new regulations require the Borough to submit an Amended Housing Element and Fair Share Plan by December 31, 2008 in order to maintain substantive certification. In response, the Borough has prepared an Amended Housing Element and Fair Share Plan that addresses COAH's new requirements.

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq, mandates that municipalities include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality's present and prospective low and moderate-income housing needs. Low-income households are defined as those with an income no greater than 50 percent of the median household income adjusted for household size of the housing region in which the municipality is based. Moderate-income households are those with incomes no greater than 80 percent of the median household income, adjusted for household size of the housing region. The Borough of Roselle Park is located in Housing Region 2, which consists of Essex, Morris, Union and Warren

¹ South Burlington County NAACP v. Mt. Laurel Borough, 92 NJ 158, 456 A.2d 390 (1983).

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counties. The median household income in the region for a family of four is \$83,771 as of 2008. Qualifying households would have incomes of approximately \$25,131 - \$67,017 for a family of four.

COAH regulations require the Housing Element be adopted by the Planning Board and endorsed by the governing body prior to the municipal filing pursuant to N.J.A.C. 5:95-2 or the municipal petition for substantive certification pursuant to N.J.A.C. 5:95-3. A municipality's Housing Element shall be designed to achieve the goal of providing affordable housing to meet the total 1987-2018 affordable housing need comprised of estimated growth share, the remaining balance of Prior Round Obligation from the municipality's 1987-1999 affordable housing obligation that has not been addressed (if any), and the rehabilitation share. The Housing Element submitted to the Council shall include the minimum requirements prescribed by N.J.A.C. 5:97-2.3.

Roselle Park's Fair Share Obligation for the period 2004 – 2018 is summarized in Table 1. It includes a rehabilitation share of 96 units, a prior-round obligation

	Number of Units
Rehabilitation Share	96
Prior Round Obligation	0
Growth Share	79
Total	175

of 0 units and a growth share obligation of 79 units. This plan represents an increase in COAH's projected growth share obligation (36 units), created largely through inclusionary development of two properties and the planned construction of a 100 percent affordable senior citizen housing project.

The rehabilitation obligation will be met through the Union County housing rehabilitation program, coupled with a local rehabilitation program that will utilize funds from State resources and a Development Fee ordinance. The Growth Share obligation will be addressed through credits from an existing group home, two redevelopment projects and a 100 percent affordable senior citizen housing project.

SECTION II – DEMOGRAPHIC, HOUSING, AND EMPLOYMENT ANALYSIS

The Borough of Roselle Park is 1.2 square miles in size and is a small residential community. Roselle Park is essentially a fully developed municipality with a diverse range of housing and businesses. Open space, recreation and other community facilities are scattered throughout the Borough. Located in Union County, Roselle Park is bordered by the Borough of Roselle to the south, Cranford Township to the west, the Borough of Kenilworth and Union Township to the north, and the City of Elizabeth to the east. The Roselle Park Train Station, located at the intersection of West Lincoln Avenue and Chestnut Street, is a station stop along the New Jersey Transit Raritan Valley rail line.

The population of Roselle Park has increased slightly from 12,805 in 1990 to 13,281 in 2000. The 2000 median age in the Borough was 36.7 years, which was slightly older than the Union County median age of 36.6 years. The median household was 2.57 persons in 2000, lower than the County's 2.77 persons per household.

The housing stock of the Borough is predominantly single-family detached dwelling units, with most dwellings built before 1939 (37.6%). Significantly, of the total housing units in the Borough, 3,021 or 57% were owner occupied while 2,116 or 41% were renter occupied. According to the guidelines established by COAH, Roselle Park is located in Housing Region 2, a region that consists of Essex, Union, Morris and Warren counties.

Roselle Park Borough Housing Element and Fair Share Plan

POPULATION TRENDS

The 2000 population of Roselle Park Borough was 13,281, an increase of 476 people or 3.72% from 1990, as shown in Table 2. The population trends for Roselle Park Borough, Union County and the State of New Jersey from 1930 through 2000 are shown below. Roselle Park experienced growth from 1930 to 1970 followed by population losses in the 1970's and 1980's. Union County experienced a similar growth pattern to Roselle Park, but the State has experienced consistent growth from 1930 through 2000.

Table 2 Populations Trends, 1930 to 2000 Borough of Roselle Park, Union County									
Year	Roselle Park			Union County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	8,969	-	-	305,209	-	-	4,041,334	-	-
1940	9,661	692	7.72	328,344	23,135	7.58	4,160,165	118,831	2.94
1950	11,537	1,876	19.42	398,138	69,794	21.26	4,835,329	675,164	16.23
1960	12,546	1,009	8.75	504,255	106,117	26.65	6,066,782	1,231,453	25.47
1970	14,277	1,731	13.80	543,116	38,861	7.71	7,171,112	1,104,330	18.20
1980	13,377	-900	-6.30	504,094	-39,022	-7.18	7,365,011	193,899	2.70
1990	12,805	-572	-4.28	493,819	-10,275	-2.04	7,730,188	365,177	4.96
2000	13,281	476	3.72	522,541	28,722	5.82	8,414,350	684,162	8.85

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POPULATION COMPOSITION BY AGE

Between 1990 and 2000, the Borough saw the largest changes in age the 5 to 14 and 45 to 54 age cohorts, which experienced increases of 20.64% and 40.29% respectively. The 25 to 34 cohort experienced the largest decline, a decrease of 19.32%, as indicated in Table 3.

Table 3 Population by Age 1990 and 2000, Roselle Park						
Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	683	5.33	781	5.88	98	14.35
5 to 14	1,400	10.93	1,689	12.72	289	20.64
15 to 24	1,700	13.28	1,654	12.45	-46	-2.71
25 to 34	2,629	20.53	2,121	15.97	-508	-19.32
35 to 44	1,971	15.39	2,331	17.55	360	18.26
45 to 54	1,333	10.41	1,870	14.08	537	40.29
55 to 64	1,241	9.69	1,155	8.70	-86	-6.93
65 and over	1,848	14.43	1,680	12.65	-168	-9.09
Total	12,805	100.00	13,281	100.00	476	3.72

The County experienced the largest increases in the 5 to 14 and 45 to 54 age cohorts, and the largest decrease in the 25 to 34-age cohort. The median age in Roselle Park was 36.7 years in 2000.

Table 4 Population by Age, 1990 and 2000, Union County						
Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	32,421	6.6	36,441	7	4,020	12.3
5 to 14	58,291	11.8	73,754	14.1	15,463	26.5
15 to 24	64,984	13.2	61,215	11.7	-3,769	-5.8
25 to 34	85,028	17.2	75,189	14.4	-9,839	-11.8
35 to 44	73,653	14.9	88,398	16.9	14,745	20
45 to 54	54,844	11.1	69,568	13.3	14,724	26.5
55 to 64	50,440	10.2	45,935	8.8	-4,505	-8.9
65 and over	74,125	15	72,041	13.8	-2,084	-2.8
Total	493,786	100	522,541	100	28,755	5.8

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HOUSEHOULD CHARACTERISTICS

A household is defined as one or more persons, whether related or not, living together in a dwelling unit. In 2000, there were a total of 5,137 households in Roselle Park, as shown in Table 5. The average number of persons per household for the Borough in 2000 was 2.57, lower than the County's average of 2.77. Both the Borough and the County generally mirrored each other in the statistical distribution of household sizes. For both the Borough and the County 2-person households represent the largest household size grouping (28.3% and 28.6% respectively).

Table 5				
Household Size - Occupied Housing Units				
Roselle Park and Union County				
	Borough	Percent	County	Percent
Total	5,137	100	186,124	100
1-person household	1,448	28.19	43,918	23.60
2-person household	1,454	28.30	53,208	28.60
3-person household	870	16.94	33,668	18.10
4-person household	805	15.67	30,852	16.60
5-person household	368	7.16	14,860	8.00
6-person household	134	2.61	5,667	3.00
7-or-more-person household	58	1.13	3,951	2.10
Average Household Size	2.57		2.77	

Family households are defined as two or more persons, living in the same household related by blood, marriage or adoption. The largest number of households in the Borough were family-households comprising 66.4%, with an average family size of 3.22, as indicated in Table 6. Furthermore, the majority of all households were married-couple families (50.81%), with 23.83% of them having children under the age of 18. Only 28.19% of households were one-person households with 15.5% being female and 12.7% being male.

In providing more detail than previous years, the 2000 Census included the sub-groups of non-traditional households (Other family) and of non-family households. Non-family households are defined as households that consist of a householder living alone or where the householder shares the home exclusively with people

Roselle Park Borough Housing Element and Fair Share Plan

whom he/she is not related. Non-family households comprised 15.67% of the Borough, while other family households were 5.33%.

Table 6 Household Size and Type Roselle Park Borough		
	Total	Percent
	5,137	100
1-person household:	1448	28.19
Male householder	652	12.69
Female householder	796	15.50
2 or more person household:	3,689	71.81
Family households:	3,415	66.48
Married-couple family:	2,610	50.81
With own children under 18 years	1224	23.83
No own children under 18 years	1386	26.98
Other family:	805	15.67
Male householder, no wife present:	229	4.46
With own children under 18 years	73	1.42
No own children under 18 years	156	3.04
Female householder, no husband present:	576	11.21
With own children under 18 years	251	4.89
No own children under 18 years	325	6.33
Non-family households:	274	5.33
Male householder	144	2.80
Female householder	130	2.53
Average Family Size	3.22	

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Income

As measured in 1999, Roselle Park had a lower median household income than the County and the State. The median household income in the Borough was \$53,717, approximately \$2,000 less than the County and the State's median income. Additionally, the Borough's \$24,101 per capita income was less than either the County's or the State's. According to the Census, the highest percentage of households earned between \$50,000 and \$74,999 for both the County and the Borough.

	1999 Per Capita (\$)	1999 Median Household (\$)
Roselle Park	24,101	53,717
Union County	26,992	55,339
New Jersey	27,006	55,146

	Roselle Park		Union County	
	Number	Percent	Number	Percent
Total households	5,137	100	186,093	100
Less than \$10,000	174	3.39	12,758	6.90
\$10,000 to \$14,999	226	4.40	8,914	4.80
\$15,000 to \$24,999	540	10.51	17,734	9.50
\$25,000 to \$34,999	562	10.94	18,981	10.20
\$35,000 to \$49,999	843	16.41	25,624	13.80
\$50,000 to \$74,999	1,299	25.29	36,653	19.70
\$75,000 to \$99,999	737	14.35	24,363	13.10
\$100,000 to \$149,999	565	11.00	23,858	12.80
\$150,000 to \$199,999	139	2.71	8,465	4.50
\$200,000 or more	59	1.15	8,743	4.70
Median household income (\$)	53,717		55,339	

These numbers demonstrate that the Borough has not used its power to zone or any other powers to exclude low and moderate-income households.

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Poverty Status

Of the 13,281 persons in Roselle Park in 1999, 571 or 4.3% lived in poverty. Of this 4.3%, a majority was in the age range of 18 to 65. Only 26 persons or .02% of those living in poverty in the Borough are elderly (over 65).

	Roselle Park		Union County	
	Number	Percent	Number	Percent
Total persons	13,281	100	522,541	100
Total persons below poverty level	571	4.30	43,319	8.40
Under 18	192	1.45	13,794	31.80
18 to 65	353	2.66	23,954	55.20
Over 65	26	0.20	5,571	12.80

Household Costs

The tables below show the expenditures for housing for those who own and rent in Roselle Park. Approximately 34% of renters spend more than 30 percent of their household income on housing and about 27% of owners spend more than 30 percent of their household income on housing. The general affordability standard used is that no more that 30 percent of gross income should be allocated for housing costs.

	Number	Percent
Total owner-occupied housing units	2,567	100
Less than 15 percent	622	24.23
15 to 19 percent	410	15.97
20 to 24 percent	427	16.63
25 to 29 percent	392	15.27
30 to 34 percent	214	8.34
35 percent or more	495	19.28
Not computed	7	0.27

	Number	Percent
Total renter-occupied housing units	2,115	100
Less than 15 percent	393	18.58
15 to 19 percent	370	17.49
20 to 24 percent	324	15.32
25 to 29 percent	256	12.10
30 to 34 percent	149	7.04
35 percent or more	574	27.14
Not computed	49	2.32

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EXISTING HOUSING CONDITIONS

Housing Unit Data

According to the 2000 Census, Roselle Park had a total of 5,258 housing units. This is a slight increase from the 5,231 units in 1990. Of the housing units in structure, 3,021 or 57% were owner occupied while 2,116 or 40% were renter occupied. The highest percentage of structures (37.6%) were built prior to 1940 with another large surge between 1950 and 1959. The median year built was 1948.

	Total	Percent
Housing Units		
Total	5,258	100.00
Tenure		
Owner occupied	3,021	57.46
Renter occupied	2,116	40.24
Year Structure Built		
Built 1995 to March 2000	29	0.55
Built 1990 to 1994	20	0.38
Built 1980 to 1989	61	1.16
Built 1970 to 1979	399	7.59
Built 1960 to 1969	935	17.78
Built 1950 to 1959	1,048	19.93
Built 1940 to 1949	788	14.99
Built 1939 or earlier	1,978	37.62
Median year structure built	1948	

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Housing Type and Size

A majority of the housing stock in Roselle Park is single-family detached housing. In 2000, there were 2,713 single-family detached homes representing 51.6% of the housing stock. Multi-family housing (3 or more units in a structure) represented approximately 34% of the housing stock within the Borough. The median number of rooms within housing structures in the Borough was 5.3 with the highest percentage (20.4%) containing six rooms.

Table 13 Housing Type and Size Roselle Park		
Units in Structure		
Total	5,258	100.00
1, detached	2,713	51.60
1, attached	90	1.71
2	656	12.48
3 or 4	429	8.16
5 to 9	160	3.04
10 to 19	305	5.80
20 or more	905	17.21
Rooms		
1 room	128	2.43
2 rooms	332	6.31
3 rooms	803	15.27
4 rooms	760	14.45
5 rooms	803	15.27
6 rooms	1,071	20.37
7 rooms	779	14.82
8 rooms	345	6.56
9 or more rooms	237	4.51
Median number of rooms	5.3	

Occupancy

According to the 2000 Census, out of the 5,258 units in Roselle Park, 5,137 or 97.7% were occupied while 121 or 2.3% were vacant. Of those units that were vacant, 13.22% were for sale units and 46.28% were for rent units. Those units that were either rented or sold but not occupied represented only 4.13% of the total vacant units.

Table 14 Occupancy Status Roselle Park		
	Total	Percent
Total	5,258	100.00
Occupied	5,137	97.70
Vacant	121	2.30
Vacancy Status		
Total	121	100.00
For rent	56	46.28
For sale only	16	13.22
Rented or sold, not occupied	5	4.13
For seasonal, recreational, or occasional use	16	13.22
For migrant workers	0	0.00
Other vacant	28	23.14

Roselle Park Borough Housing Element and Fair Share Plan

Housing Values and Contract Rents

Housing values for owner-occupied housing units in 2000 are listed in the table below. Almost 76% have a value between \$100,000 and \$200,000. The largest percentages of homes (48.2%) are valued between \$150,000 and \$199,999. The median value in Roselle Park Borough was \$157,700 and, of the owner-occupied units, 938 or 36.5% have no mortgage. These numbers reveal that the Borough is in large measure an affordable community and that the Borough has not used its power to zone or other powers to create housing opportunities that is unaffordable.

According to the table below, the median contract rent in Roselle Park in 2000 was \$785. The largest number of renters (52.43%) paid rents between \$750 and \$999. The second largest percentage (33.3%) paid rents within the range of \$500 and \$749. 1.7% of renters paid no cash rent.

Table 15 Value For Specified Owner—Occupied Housing Units Roselle Park		
	Total	Percent
Total	2,567	100.00
Less than \$50,000	0	0.00
\$50,000- \$99,999	68	2.65
\$100,000- \$149,999	982	38.25
\$150,000- \$199,999	1238	48.23
\$200,000 to \$299,999	254	9.89
\$300,000 to \$499,999	25	0.97
\$500,000 +	0	0.00
Median value (\$)	\$157,700	
Mortgage Status		
Total	2,567	100.00
Housing units with a mortgage, contract to purchase, or similar debt:	1,629	63.46
With either a second mortgage or home equity loan, but not both:	350	13.63
Second mortgage only	147	5.73
Home equity loan only	203	7.91
Both second mortgage and home equity loan	14	0.55
No second mortgage and no home equity loan	1,265	49.28
Housing units without a mortgage	938	36.54

Table 16 Contract Rent Roselle Park		
	Total	Percent
Total renter occupied units	2,115	100.00
Less than \$200	37	1.75
\$200- \$499	30	1.42
\$500-\$749	705	33.33
\$750-\$999	1109	52.43
\$1,000 to \$1,499	177	8.37
\$1,500 or more	21	0.99
No cash rent	36	1.70
Median Contract Rent	\$785	

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Housing Conditions

The table below details the condition of housing within Roselle Park based on heating fuel, plumbing facilities, kitchen facilities, telephone service and overcrowding. These factors are utilized in determining housing deficiency. According to the 2000 Census, the Borough only had 41 units lacking in complete kitchen facilities and 34 units lacking complete plumbing facilities. There were 61 or 1.19% of housing units with no telephone service. Owner-occupied units had an overcrowding rate of 1.87%, while there were only 256 or 4.98% of renter-occupied units that were deemed overcrowded. Most Roselle Park homes were heated with gas (65%), while a significant minority (27.45%) were heated with fuel oil.

Table 17 Housing Conditions Roselle Park		
	Total	Percent
House Heating Fuel- Occupied housing units		
Total	5,137	100.00
Utility gas	3,343	65.08
Bottled, tank, or LP gas	69	1.34
Electricity	236	4.59
Fuel oil, kerosene, etc.	1,410	27.45
Coal or coke	8	0.16
Wood	9	0.18
Solar energy	0	0.00
Other fuel	24	0.47
No fuel used	38	0.74
Occupants per Room-Occupied housing units		
Total	5,137	100.00
Owner Occupants per Room (Over 1.0)	96	1.87
Renter Occupants per Room (Over 1.0)	256	4.98
Facilities- Total units		
Total	5,258	100.00
Lacking complete plumbing facilities	34	0.65
Lacking complete kitchen facilities	41	0.10
Telephone Service- Occupied housing units		
Total	5,137	100.00
No service	61	1.19

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EMPLOYMENT DATA

Employment Trends

The following tables detail changes in employment from 1994 to 2005 for Roselle Park, Union County and New Jersey. The number of those who are employed has increased over the last decade as the labor force has increased overall. Roselle Park over the past ten years has had a similar unemployment rate to both the County and the State. The Borough has seen its unemployment rate drop and increase in synch with national economic trends. The rate was lowest in 2000 (3.3%) and the highest in 1994 (6.3%). In 2005, the unemployment rate in Roselle Park was 4.6%.

	Resident Labor Force	Resident Employment	Unemployment	Unemployment Rate
1994	7,396	6,928	468	6.3
1995	7,480	7,049	431	5.8
1996	7,555	7,134	421	5.6
1997	7,662	7,299	363	4.7
1998	7,575	7,256	319	4.2
1999	7,697	7,371	326	4.2
2000	7,728	7,475	253	3.3
2001	7,739	7,436	303	3.9
2002	7,832	7,409	423	5.4
2003	7,816	7,395	421	5.4
2004	7,746	7,409	337	4.4
2005	7,748	7,389	359	4.6

Yet, unemployment rarely fully explains employment trends because the unemployment rate often undercounts the number of people without work. Generally two factors make the unemployment rate faulty. The first factor is underemployed workers, those who take jobs simply to earn money but are not employed at a level commensurate with their skills. Secondly, as workers remain unemployed, they may stop looking, become discouraged with the job market, and stop being counted in either the total labor force or the officially unemployed. Therefore, to fully understand the employment dynamics in Roselle Park, one must also look at the changes in the total labor force. Therefore, while the 2004 unemployment rate of 4.4% shows an improvement over the 5.4% of 2003, the declines seen in the resident labor force indicate that perhaps the number of citizens without work is being undercounted.

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Table 19 Employment and Labor Force, 1994 - 2005, Union County				
	Resident	Resident		
	Labor Force	Employment	Unemployment	Unemployment Rate
1994	261,172	242,407	18,765	7.2
1995	263,923	246,652	17,271	6.5
1996	266,513	249,639	16,874	6.3
1997	269,946	255,388	14,558	5.4
1998	266,698	253,902	12,796	4.8
1999	271,003	257,930	13,073	4.8
2000	273,598	262,984	10,614	3.9
2001	272,715	260,536	12,179	4.5
2002	276,428	258,757	17,671	6.4
2003	278,847	261,312	17,535	6.3
2004	265,925	252,236	13,689	5.1
2005	267,292	254,632	12,660	4.7

Table 20 Employment and Labor Force, 1994 - 2005, New Jersey				
	Resident	Resident		
	Labor Force	Employment	Unemployment	Unemployment Rate
1994	4,016,000	3,742,500	273,500	6.8
1995	4,064,200	3,803,700	260,500	6.4
1996	4,143,500	3,878,400	256,100	6.1
1997	4,192,300	3,976,900	215,400	5.1
1998	4,144,300	3,953,000	191,300	4.6
1999	4,205,500	4,012,200	193,200	4.6
2000	4,187,900	4,030,500	157,400	3.8
2001	4,179,500	4,003,800	175,700	4.2
2002	4,367,800	4,112,800	255,000	5.8
2003	4,375,000	4,118,000	256,983	5.9
2004	4,379,698	4,164,434	215,264	4.9
2005	4,430,376	4,235,950	194,426	4.4

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Class of Worker and Occupation

The majority of workers in 2000 living in Roselle Park were a part of the private wage and salary worker group (84.8%). The second largest category was government workers (11.9%) followed by those who were self-employed (3.14%). Those that worked within the private wage field were concentrated heavily in management/professional positions and sales and office occupations. These two categories of worker equaled approximately 64% of employed residents (34.71% and 30.66% respectively).

Table 21 Class of Worker, 2000 Roselle Park		
	Number	Percent
Total	7,144	100.00
Private wage and salary worker	6,058	84.80
Government worker	849	11.88
Self-employed worker	224	3.14
Unpaid family worker	13	0.18

Table 22 Occupation, 2000 - Roselle Park		
	Number	Percent
Employed civilian population 16 years and over	7,144	100.00
Management, professional, and related occupations	2,480	34.71
Service occupations	1,036	14.50
Sales and office occupations	2,190	30.66
Farming, fishing, and forestry occupations	0	0.00
Construction, extraction, and maintenance occupations	530	7.42
Production, transportation, and material moving occupations	908	12.71

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Commuting to Work

According to the 2000 Census, the mean travel time to work for those who lived in Roselle Park was approximately twenty-six minutes. Approximately 10% of workers traveled more than an hour to work, while approximately 32% had commute times 15 minutes or less. The largest proportion of workers commuted alone by automobile (74.8%), while only 9.7% carpooled. Public transportation was utilized by 8.55% of workers.

Table 23 Commuting Travel Time Roselle Park		
	Number	Percent
Total	7,054	100.00
Worked at home	92	1.30
Less than 10 minutes	1,246	17.66
10 to 14 minutes	946	13.41
15 to 19 minutes	1,003	14.22
20 to 24 minutes	831	11.78
25 to 29 minutes	378	5.36
30 to 34 minutes	972	13.78
35 to 44 minutes	413	5.85
45 to 59 minutes	441	6.25
60 to 89 minutes	503	7.13
90 or more minutes	229	3.25
Mean travel time to work (minutes)	25.9	

Table 24 Means Of Commute, 2000 Roselle Park		
	Number	Percent
Workers 16 years and over	7,054	100.00
Car, truck, or van		
Drove alone	5,279	74.84
Carpooled	685	9.71
Public transportation	603	8.55
Walked	332	4.71
Other means	63	0.89
Worked at home	92	1.30

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Covered Employment

There is currently very limited information available on actual jobs within municipalities. The State Department of Labor collects information on private sector covered employment, which is employment and wage data for employees covered by unemployment insurance. The tables below provide a snapshot of employees working within Roselle Park. The first table reflects the number of jobs covered by private unemployment insurance from 1993 through 1999. The second table reflects the disbursement of jobs by industry and salaries in 2003.

Table 25 Private Wage Covered Employment* 1993-1999, Roselle Park			
Year	Number of Jobs	# Change	% Change
1993	4,313		
1998	1,878	-2,435	-56%
2006	1,659	-219	-11%
*Third Quarter Numbers			

Covered employment within Roselle Park has been on the decline since 1993. The largest number of jobs was within the health care and social assistance industry, though both the wholesale trade and retail trade industries also represent sizable portions of local employment. Employees of the transportation and warehousing industry receive the highest average annual wage.

Table 26 Private Employment and Wages 2003, Roselle Park						
INDUSTRY	EMPLOYMENT				WAGES	
	MARCH	JUNE	SEPT.	DEC.	WEEKLY	ANNUAL
Construction	126	159	159	148	\$813	\$42,279
Manufacturing	186	186	150	153	\$738	\$38,393
Wholesale trade	210	211	201	215	\$487	\$25,305
Retail trade	217	215	213	202	\$651	\$33,845
Transportation and warehousing	189	196	190	212	\$928	\$48,230
Information	59	57	58	66	\$844	\$43,873
Finance and insurance	70	71	67	62	\$736	\$38,270
Real estate and rental and leasing	32	35	30	33	\$475	\$24,680
Administrative and waste services	80	104	104	107	\$609	\$31,682
Health care and social assistance	252	255	254	248	\$754	\$39,198
Accommodation and food services	201	218	224	204	\$248	\$12,905
Other services, except public administration	57	81	82	82	\$543	\$28,246
Total/ Average	1,745	1,871	1,816	1,831	\$640	\$33,300

SECTION III – PROJECTIONS

The Third-Round affordable housing obligation introduces a new concept for calculating affordable housing obligations called “growth share” that is based on actual residential and nonresidential development. Development projections, therefore, are an essential component to adequately plan for this obligation. The Council on Affordable Housing provides household and employment projections for each municipality in Appendix F(2) of their regulations. COAH projections anticipate that an additional 123 housing units and a loss of 91 jobs will occur in the Borough between 2004 and 2018.

The Borough of Roselle Park, however, is a mature community and limited new development is anticipated. The Borough received a vacant land adjustment for both the first and second round COAH plans.

ACTUAL GROWTH

Existing development reflects the number of residential and non-residential certificates of occupancy and demolition permits issued between 2004 and 2008. During this time period, Roselle Park issued a total of nineteen (19) residential certificates of occupancy, while 23 dwelling units were demolished. This generates a net loss of 4 dwelling units over the five year period. Non-residential certificates of occupancy include 12,151 square feet of office space, 3,445 square feet of retail space and 71,355 square feet of school use. These developments generate a total of 39.89 jobs.

Table 27 Actual Development and Demolitions – 2004 – 7/2008 Borough of Roselle Park						
Residential 2004-2008						
	04	05	06	07	08	Total
Total CO's	1	5	4	4	5	19
Demolitions	3	9	4	7	0	23
Net	-2	-4	0	-3	5	-4

Table 28 Actual Non-Residential Growth – 2004 – 7/2008 Borough of Roselle Park		
	Total SF	Jobs
New Development		
Group B - Office	12,151	34.03
Group M – Mercantile	3,445	5.86
Group E – Education	71,355	0
Sub Total	80,567	39.89

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ANTICIPATED DEVELOPMENT

Any pending and recently approved developments must be included within the Growth Share calculation. In Roselle Park, anticipated developments include the Romerovski Redevelopment project and the Station Area redevelopment project. The Borough has prepared an amended redevelopment plan for the Romerovski site that includes 249 dwelling units with a set-aside of 37 affordable rental units. The Borough anticipates that it will adopt an ordinance to allow the construction of up to 29 units on the Station Area site with a set-aside of at least 20 percent. Thus, the Romerovski site could generate 37 affordable rental units and the train station site could generate 6 affordable sales units. In addition, the Borough anticipates construction of a 100-unit senior citizen affordable rental project by Catholic Charities.

The rezoning of the Romerovski site through the adoption of the Redevelopment Plan and the increase in density on the train station property will significantly increase the value of these properties.

	Total Sq Ft	Total Jobs
Total Anticipated		
M- Mercantile Uses	22,500	38.25
Demolitions		
F - Factory	-160,000	-230.4
Net Square Feet	-137,500	-192.15

POPULATION AND EMPLOYMENT PROJECTIONS

As summarized in Table 30, municipal projections for 2004 – 2018 anticipate that another 397 dwelling units will be built in Roselle Park, while employment will decrease as a result of the demolition of the Romerovski industrial building. In comparison, COAH calculations project that the total number of housing units in Roselle Park will increase by only 101 units and that non-residential development is expected to generate approximately 251 jobs between 2004 and 2018.

Table 30 Development Projections Borough of Roselle Park		
	Dwelling Units	Jobs
Actual development	19	39.89
Anticipated development		
Romerovski Redevelopment	249	-192
Train station	29	
Catholic Charities	100	
Total	397	-192

Population Projection

From 1999 to 2018, Roselle Park's population is projected to increase by 700 persons for a total population of 13,981 as indicated in Table 15. This translates into a population increase of slightly more than four percent from 2000. The population is based on the 2000 Census figure of 13,281 persons. Between 1999 and 2003, the Borough's housing stock decreased by a net total of 2 dwelling units, based on certificates of occupancy and demolition permits issued for residential development. Applying the average household size of 2.57 persons per unit, provides a population decrease of 6 persons. Moving forward, the Borough has several redevelopment plans and affordable housing programs in the works that will increase the housing stock by 378 units. A reduced household size is used for these units, as some of the units will be for developmentally disabled individuals, and the remainder will be apartment units which generally have smaller household sizes than single-family detached homes.

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Table 31 POPULATION GROWTH PROJECTIONS Borough of Roselle Park, Union County					
Year	Number of New Housing Units*		2000 Household Size		Population
2000 Census		X		=	13,281
1999 - 2003	-2		2.57		-6
2004 - 2018	278		2.0 ²		556
	100		1.5		150
Total	376				13,981
² Household size is reduced to reflect fact the new multi-family units will be smaller than average dwelling unit in Roselle Park.					

Employment Projection

The Borough's employment level is expected to decrease as a result of the demolition of all or part of the Romerovski industrial facility. Local employment has been declining since 1993, and is expected to continue to decline. In 1999, the Borough had a total of 2,222 jobs. By 2006, this number had declined to 1659. This decline is expected to continue in the future, as goods-producing jobs move elsewhere and the Borough's older, industrial buildings are adapted for new uses. With the reuse of the Romerovski building for residential use, the Borough is anticipated to lose another 192 jobs, for an employment projection of 1,467.

SECTION IV – FAIR SHARE OBLIGATION

The Third Round (2004 – 2018) affordable housing obligation consists of a rehabilitation share, a prior-round share and a growth share. Roselle Park's affordable housing obligation for each component is summarized below.

1. **Rehabilitation:** The Rehabilitation *Component is the number of deficient housing units occupied by low and moderate-income household, which is referred to as rehabilitation share. The Borough has a 96-unit rehabilitation obligation for the 2004 - 2018 period.*
2. **Prior Round:** The Prior Round Obligation is the remaining Prior Round (1987 – 1999) Obligation assigned to a municipality by COAH or the court for the period 1987 through 1999. **Roselle Park's recalculated prior round obligation is 0 units.**
3. **Growth Share:** Growth Share is the share of the affordable housing need generated by a municipality's actual growth (2004 – 2018) based upon the number of new housing units constructed and the number of new jobs created as a result of non-residential development. **Based on the Borough's COAH's development projections, the growth share obligation is 79 units.**

PLANNING & ZONING ANALYSIS - MEETING THE NEED

Land Use Analysis

Residential uses in the Borough of Roselle Park are located within all sectors of the Borough. A majority of existing residential development is for single-family detached dwellings. The Borough currently has one single-family zone that permits housing on lots 5,000 square feet in size. The Borough also has three (3) multi-family zones, all of which are already fully developed with limited or no opportunity for infill.

The Borough of Roselle Park also has commercial zoning in place for the Downtown, which allows residential units in the form of dwelling units above retail. The purpose of the zone is to allow the town center to thrive with a mix of destination and niche commercial uses, residential and community space. This area could potentially absorb some limited in-fill development.

The Borough of Roselle Park contains a long regional corridor along Westfield Avenue Route 28, which traverses the Borough from east to west. The uses along the corridor are characterized by commercial establishments and independent local businesses in the form of banks, fast food establishments, among

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others. The area along Route 28 is zoned primarily Commercial with some residential but will eventually be reviewed for an upgrade of design standards that will continue to support the businesses located there as well as the corridor's regional traffic.

There are also solid retail commercial uses along Chestnut Street, which serves as the "downtown" of the Borough. Above retail in this district are some housing units and office space. There is limited opportunity for new development in the district.

The Borough has two industrial zones, on Westfield Avenue and on Clay Avenue along the railroad right-of-way. The existing land use in the industrial zone is undergoing transformation. Most notably, the Borough has adopted a Redevelopment Plan for the Romerovski site that currently permits mixed-use development. The Borough initially did not anticipate the need to utilize its constitutional and statutory powers of eminent domain due to the cooperative nature of its relationship with the site's owner. However, in order to honor its commitment to its citizens that they would play a vital role in the redevelopment process and that their voice would matter, the Borough finds itself in a position where it must seriously consider the use of its constitutional and statutory right of eminent domain if a negotiated purchase is not achievable. Accordingly, the Borough is now in the process of amending its Redevelopment Plan to reserve the right to employ condemnation to acquire that site if necessary.

Economic Policies

The Borough's economic policies are clearly outlined through their land use policies how the Borough wants economic development to occur within the municipality. The Borough is a small and not an employment intensive town, and the Land Use Plan and zoning maintain appropriately scaled non-residential development for the area.

The target for economic development within the Borough revolves around the mix of commercial uses along Route 28 and a pedestrian oriented retail and assembly (i.e. restaurants, taverns, galleries, etc.) uses in the Downtown. The Romerovski Redevelopment Plan will compliment this scheme. More specifically, the Downtown is designated as the core commercial area, emphasizing niche retailing with retail shops and restaurants on the ground level and a mix of residential units and professional office space on the upper floors. This will provide additional opportunity to provide employment through retail, service and entertainment space. The downtown is a Special Improvement District as well.

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REHABILITATION COMPONENT

Rehabilitation share is an estimate of the total number of deficient housing units occupied by low and moderate-income households within the community. It is estimated through the use of 2000 census data. Three housing quality factors are used to determine housing deficiency as described below;

1. Crowding – 1.01 or more persons per room, in housing built 1939 or earlier, with complete plumbing
2. Plumbing – units lacking complete plumbing
3. Kitchen – units lacking complete or in-unit kitchen facilities

COAH has calculated Roselle Park's rehabilitation share for the 2004 – 2018 period as 95 units. Pursuant to N.J.A.C. 5:94-3.2, COAH gives credit for rehabilitation of low- and moderate-income deficient housing units performed subsequent to April 1, 2000. During this period, the Borough has rehabilitated 3 units through the Union County Home Improvement Program. The Borough, as part of a larger geographic area, receives Community Development Block Grants from the Department of Community Affairs, administered by Union County to fund its rehabilitation program.

YEAR	# UNITS
2000	0
2001	0
2002	0
2003	2
2004	0
2005	1
2006	0

To date, the County has rehabilitated 3 units in the Borough since April 1, 2000, although the County's failure to require the proper deed restriction in accordance with COAH and UHAC standards renders it virtually impossible for any municipality in the County to secure credits through participation in the County program. The Borough has brought this problem to the County's attention, and the County has expressed its receptivity to cooperating with the Borough and other municipalities to rectify this problem. As a result of these efforts, the Borough has every reason to believe that the County will administer its rehabilitation program in such a manner that all Union County municipalities can secure credit for the units the County rehabilitates. In the event that the County, for any reason, fails to rectify the manner in which it implements its program, the Borough shall implement its own indigenous need rehabilitation program.

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Adequate funding is an essential ingredient to ensuring the viability of an indigenous need rehabilitation program. Discussions with County representatives provide encouragement that the County will adequately fund the Borough's program for the rehabilitation of 95 units. If, however, the County fails to adequately fund the program, the Borough is committed to provide adequate funding. Toward this end, the Borough has adopted a Development Fee Ordinance, as well as a "Resolution of Intent to Bond, if Necessary."

PRIOR ROUND COMPONENT (1987 - 1999)

COAH calculations indicate that the Borough's prior round obligation is zero, so no additional analysis of this component is required.

GROWTH SHARE COMPONENT (2004 - 2018)

The "Growth Share" for the period January 1, 2004 through January 1, 2018 is calculated based on municipal growth projections pursuant to N.J.A.C. 5:94-2.2. Projections of population and employment growth are converted into projected growth share affordable housing obligations by applying a ratio of one affordable unit for every four market-rate residential units projected, plus one affordable unit for every 16 newly created jobs projected. The actual growth share obligation is based on permanent certificates of occupancy issued within the municipality for market-rate residential units and newly constructed, reoccupied and expanded non-residential developments in accordance with COAH's Appendix D, incorporated in the revised Third Round Rules by reference. Affordable housing must be provided in direct proportion to the growth share obligation generated by the actual growth. However, if the actual growth share obligation is less than the projected growth share obligation, the municipality shall continue to provide a realistic opportunity for affordable housing to address the projected growth share through inclusionary zoning or any of the mechanisms permitted by N.J.A.C. 5:97-6.

Actual and anticipated development figures were used to develop the Borough's Growth Share Projection. These figures, which use COAH Workbook B, indicate that the Borough has a Growth Share Obligation of 79 units. Details of the projection are provided in Appendix A.

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Table 32: SUMMARY OF GROWTH SHARE PROJECTION Borough of Roselle Park, Union County		
Projected Growth Share	COAH	
	Projection	Municipal Projection
Residential Growth	101	397
Residential Exclusions	0	0
Net Residential Growth	101	397
Residential Growth Share	20.20	79.4
Non-Residential Growth	251	-114
Non-Residential Exclusions	0	0
Net Non-Residential Growth	251	-114
Non-Residential Growth Share	15.69	0.00
Total Growth Share	36	79

SECTION V – FAIR SHARE PLAN

SUMMARY

The Fair Share Plan addresses the Borough's Rehabilitation Obligation of 95 units and the Growth Share Obligation of 36 units. This figure will be revisited every three (3) years as the Borough submits monitoring reports to the State. The Borough's entire growth share obligation is met through credits available from existing alternative living arrangements, two redevelopment projects and on 100 percent affordable project.

REHABILITATION OBLIGATION

The Borough of Roselle Park will address its rehabilitation obligation of 95 units through the Union County Home Rehabilitation Program. As stated above, the Borough intends to participate in the County's rehabilitation program, assuming the County rectifies the issue regarding application of the proper deed restriction. The Borough has every reason to believe that the County will make this change. In the event that the County, for any reason, fails to rectify the manner in which it implements its program, the Borough shall implement its own indigenous need rehabilitation program, which would likely include retaining, at least initially, the services of a certified and experienced administrative agent.

The County provides considerable funding for its rehabilitation program and the Borough is hopeful that the County will fully fund the rehabilitation of all 95 units. However, the Borough intends to apply for programs such as the NJ Department of Community Affairs *Small Cities Grants* and other grant programs in addition to whatever funding is available through the County housing rehab program. In addition, the Borough shall generate revenue through a Development Fee Ordinance. In the event that the County cannot fund the rehabilitation of all 50 units, and in the likely event that the County cannot fully fund 95 units, assuming the adoption of COAH's proposed regulations, the Borough has also adopted a Resolution of intent to utilize the Borough's bonding capacity for any shortfall should that be necessary. Based on the above, the Borough is in a position to both completely fund and administer this program, thereby creating the requisite "realistic opportunity" for the satisfaction of the Borough's rehabilitation obligation. Regardless of the funding mechanism, the program will be administered in accordance with COAH and UHAC regulations.

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GROWTH SHARE OBLIGATION

Roselle Park will address its 79-unit Growth Share obligation through existing alternative living arrangements, two redevelopment projects and a 100 percent affordable housing project. This plan also addresses all of the parameters for the Growth Share obligation, as indicated in Table 17. Detailed information in support of each mechanism is included in the appropriate checklists attached to Roselle Park's Petition Application.

Table 33 Fair Share Plan – Growth Share Obligation Borough of Roselle Park							
	Obligation	Family Housing		Age-Restricted Housing		Very Low-Income Housing	Group Home
		Rental	Sale	Rental	Sale	Rental (Family)	Bedrooms
GROWTH SHARE OBLIGATION	79						
<u>Redevelopment</u>	43						
Romerovski Site		37					
Train Station Site			6				
<u>Alternative Living Arrangements</u>	4						
Group Home (Block 1005, Lot 11)						4	4
<u>100 Percent Affordable Senior</u>	19						
Catholic Charities Project				100		7	
Total Units/Bedrooms	66	37	6	100	0	11	4
<u>Bonus Calculation</u>	19						
Rental Bonus		17					
Redevelopment Bonus			1.98				
Supportive/Special Needs Housing							1
Total	85						
Applied Units	79						
Excess Units	6	Plus 81 units of age-restricted housing					

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Table 34: GROWTH SHARE PLAN PARAMETERS Borough of Roselle Park, Union County			
	Requirement	Number	Provided
Minimum Rental Obligation	A minimum of 25% must be rental. (Sect. 5:97-3.11(b)2).	20	43
Maximum Age Restricted Housing	A maximum of 25% may be age-restricted. (Sect. 5:97-3.10(c)2).	19	100
Minimum Family Housing	A minimum of 50% must be family housing. (Sect. 5:97-3.9)	40	49
Minimum Family Rental Housing	A minimum of 50% of the total rental units must be non age-restricted. (Sect. 5:97-3.4b)	10	37
Minimum Very Low Income Housing	A minimum of 13% must be reserved for very low income households. (A500)	11	11
Maximum Bonus Credits	The maximum bonus credits permitted is 25% of the growth share obligation. (Sec. 5:97-3.20)	19	19

Alternative Living Arrangements (4 credits).

Pursuant to N.J.A.C. 5:94-4.8, “alternative living arrangements” can be used to address a municipal housing obligation. Alternative living arrangements include, but are not limited to: transitional facilities, residential health care facilities, group homes for the developmentally disabled and mentally ill, and congregate living arrangement. The unit of crediting for an alternative living arrangement is the bedroom that received certificates of occupancy after April 1, 1980. The Borough will secure credits from a DDD-funded group home located on Block 1005, Lot 11.

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100 Percent Affordable Construction- Age Restricted (100 Units)

Additionally, the Borough has participated in a series of detailed discussions with Catholic Charities, a notable affordable housing advocate. Through these discussions, the Borough has received a formal proposal for Catholic Charities to construct at least 100-units of 100% affordable senior rental housing on property presently owned by Conrail. At least 7 of these units will be restricted to very low-income households. The Borough and Conrail have also conducted detailed discussions regarding the sale of the property to Roselle Park.

In addition, Catholic Charities has expressed an interest in constructing several additional affordable units to be rented by families or citizens with special needs on one or more lots already owned by the Borough. As the details of these projects become available, the Borough shall update its Fair Share Plan by further amendment, and shall keep the Court and its Special Master apprised of its progress. Importantly, the Borough does not need the affordable senior project to satisfy its present obligations, but the fruition of this project will result in an even greater surplus of affordable housing within Roselle Park that will enable the Borough to carry into the proposed rules if adopted by COAH.

Redevelopment (43 units)

The centerpiece of the Borough's Fair Share Plan is the amended Romerovski Redevelopment Plan and associated amended ordinance. This project has been the subject of a builder's remedy lawsuit, and the Borough has been working closely with the plaintiff to negotiate a settlement. The concept plan that resulted from the mediation process has been incorporated into an amended redevelopment plan. The redevelopment plan allows the construction of up to 249 units on this property and 37 affordable rental units.

The Station Area project is also identified as an inclusionary project, the 26 unit project will yield at least 6 affordable units.

Bonus Credits

N.J.A.C. 5:97-3.2 establishes a bonus cap municipalities addressing their third round obligation. This requirement states that a municipality may not receive more than one type of bonus for each unit (for example, a very-low income bonus or a rental bonus for one unit). In addition, it caps the total credit from bonuses at 25 percent of the projected growth share obligation. In this case, the bonus cap for Roselle Park Borough is 19 units. Roselle Park's Growth Share Fair Share Plan includes a total of 19.98 bonus credits,

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as indicated below. Because of the cap on bonus credits, only 19 of the credits are applied in the Fair Share Plan.

Rental Bonus Credits: Pursuant to N.J.A.C. 5:97-3.6, a municipality may receive rental bonuses for rental units in excess of its growth share rental obligation. The Borough's rental obligation is 25 percent of its growth share obligation, or 20 units. Since the plan provides for 37 family rental housing units, 17 units are available for bonus credit.

Redevelopment Bonus Credits: Pursuant to N.J.A.C. 5:97-3.19, a municipality may receive 1.33 units of credit for each affordable housing unit that will be created within a designated redevelopment area. Roselle Park has one redevelopment area (Station Area) where a total of 6 family sales units are anticipated. This provides a total of 1.98 rental bonus credits.

Supportive/Special Needs Housing Bonus Credits: Pursuant to N.J.A.C. 5:97-3.6(a)2, a municipality may receive 1.25 units of credit for each bedroom in supportive and special needs housing provided. Roselle Park has a total of 4 group home bedrooms, which generate a bonus credit of 1 unit.

Appendix A

Workbook B

Workbook B:
Summary of Growth Share Determination Using Municipal Projections

Municipality Name: Roselle Park

(Note: Municipalities seeking a lower growth projection based on the lack of available land may not use Workbook B. Rather, these municipalities must use Workbook C.)

[CLICK HERE to go to Workbook C](#)

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. Worksheet A is the tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities anticipating that growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH should complete Worksheet A and Worksheet B. Worksheet A establishes a projected Growth Share Obligation based on COAH-generated growth projections against which the municipally determined Growth Share Obligation will be compared. Municipal alternative growth projections that exceed COAH projections would be used if the municipality anticipates growth higher than what COAH has projected and seeks to plan accordingly.

[Click Here to complete Worksheet B](#)

Summary Of Worksheet Comparison

COAH Projected Growth Share	COAH Projected Growth Share (From Worksheet A)	Municipally Projected Growth Share (From Worksheet B)
Residential Growth	101	397
Residential Exclusions	0	0
Net Residential Growth	101	397
Residential Growth Share	20.20	79.40
Non-Residential Growth	251	-114
Non-Residential Exclusions	0	0
Net Non- Residential Growth	251	-114
Non-Residential Growth Share	15.69	0.00
Total Growth Share	36	79

The Municipal growth share projection exceeds the COAH projection. Please file Workbook B and use a Residential Growth share of 79.4 units plus a Non-residential growth share of 0 units for a total growth share obligation of 79 affordable units.

Worksheet B Growth Share Determination Using Municipal Projections

Municipality Name: Roselle Park

		Actual Growth 01/01/04 to Present			
Residential COs Issued		19			
Non-residential CO's by Use Group		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B		12,151		2.8	34.02
M		3,445		1.7	5.86
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3				1.6	0.00
A4				3.4	0.00
A5				2.6	0.00
E		71,355		0.0	0.00
I				2.6	0.00
R1				1.7	0.00
Total		86,951	0		40

Projected Growth through 12/31/18 not included in actual above

Pending Residential Approvals	
Known Residential Development Applications	
Additional Projected Residential Growth through 2018	378

Pending, Known and Anticipated Non-Residential Growth by Use Group		Square Feet Projected to be built	Square Feet Projected to be Demolished	Jobs/1,000 SF	Total Jobs
B				2.8	0.00
M		22,500		1.7	38.25
F			160,000	1.2	-192.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3				1.6	0.00
E				0.0	0.00
I				2.6	0.00
R1				1.7	0.00
Total		22,500	160,000		-154

Residential
Non-Residential

Total Municipal Projections From Above	397	-114
Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from Worksheet A	If you have not yet completed Worksheet A, Please click here to do so before continuing with Worksheet B.	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Alternative Living Arrangements	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	0	
Non-Residential Exclusions Pursuant to 5:97-2.4(b)		
Affordable units	0	
Associated Jobs		0
Net Growth Projection	397	-114
Projected Growth Share Divide Residential Growth by 5 and Jobs by 16	79.40 Affordable Units	0.00 Affordable Units
Total Projected Growth Share Obligation	79.40	Affordable Units

[Click Here to return to Workbook B Summary sheet](#)

Worksheet A: Growth Share Determination Using Published Data

(From Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections
Must be used in all submissions

Municipality Name:

Roselle Park

Enter the COAH generated growth projections form 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 or the links within the 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 based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	101	251
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs	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	0	
Subtract the following Non-Residential Exclusions Pursuant to 5:97-2.4(b)		
Affordable units	0	
Associated Jobs		0
3 Net Growth Projection	101	251
4 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	20.20 Affordable Units	15.69 Affordable Units
5 Total Projected Growth Share Obligation		36 Affordable Units

[Click Here to return to Workbook B Summary](#)

* Use Appendix F(2), Figure A.1, Housing Units by Municipality for Residential growth and Appendix F(2), Figure A.2, Employment by Municipality for Non-residential growth.

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Roselle Park

Prior Round Affordable Units NOT included in Inclusionary Developments Built post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	<input style="width: 100%; height: 20px;" type="text"/>
Accessory Apartments	<input style="width: 100%; height: 20px;" type="text"/>
Municipally Sponsored and 100% Affordable	<input style="width: 100%; height: 20px;" type="text"/>
Assisted Living	<input style="width: 100%; height: 20px;" type="text"/>
Other	<input style="width: 100%; height: 20px;" type="text"/>
Total	0

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rental? Y/N	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
Total		0	0	0	0

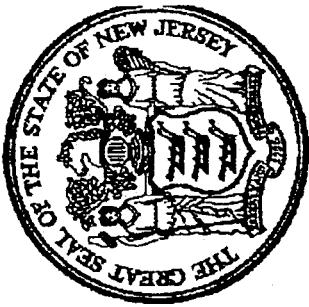
Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
Total	0	0

[When finished, click here to return to Worksheet A](#)

Appendix B

Alternative Living Arrangement Credits



State of New Jersey
DEPARTMENT OF HUMAN SERVICES
GROUP HOME

LICENSE

This is to certify that



ROSELLE PARK, NJ 07204

Operated by **ALLIES, INC.**

Having met the requirements of the New Jersey Statute,
P.L. 1977, c. 448,
and the regulations of this Department, is hereby licensed as a

for 4 individuals
(number) 4/30/2007
effective to (expiration date)

GROUP HOME
(type of residence) 4/30/2006
(date issued)

from

Jennifer Velez, Acting Commissioner, Department of Human Services