

Roxbury Township
Morris County
Midpoint Review Questions

Conditions of Compliance

1. What conditions from the court's approval of the municipal housing element and fair share plan and judgment of compliance and repose (or whatever standard terms is being used), if any, have not yet been satisfied? Explain the reasons for any delay and the steps the municipality is taking to satisfy the condition(s).

Roxbury Township entered into a settlement agreement with Fair Share Housing Center and the Intervenor, Profido, on March 20, 2020. The Fairness Hearing was held on June 24, 2020 and was approved with a compliance hearing date scheduled for January 7, 2021. The Township does not have a judgement of compliance and repose, or approved Housing Element and Fair Share Plan at this time. However, the Township has 266 existing credits addressing the second round obligation and 418 constructed and occupied units addressing 50% of the Township's third round obligation which are identified in the Roxbury Township Mid-Point Monitoring Forms.

Developments that Are Not Completed

2. For each court-approved inclusionary development project that is not yet constructed, please provide a narrative as to its status and any progress towards construction.

The Township does not have any third round court approved inclusionary development to identify at this time given the recent approval of the settlement agreement and no approved judgment of compliance and repose, or approved Housing Element and Fair Share Plan. All previously approved inclusionary zoning has been approved and constructed and identified in the monitoring forms.

3. Have any non-inclusionary development projects (including 100% affordable projects, group homes, accessory apartments, market-to-affordable, extensions of affordability controls, etc.) included in the court-approved plan not yet been built/converted to affordable housing/controls extended? If yes, explain how many units, if any, have been built for each non-inclusionary project or mechanism and when construction is expected to be completed on the remaining units.

The Township does not have any approved third round 100% affordable projects, However, all second round projects have been approved and constructed.

4. Are there any projects that have missed any construction deadline established in the court-approved Settlement Agreement, or other mechanisms (e.g. market-to-affordable, accessory apartments, extensions of affordability controls) that have not met the completion schedule set

forth in the Settlement Agreement or Housing Element and Fair Share Plan? If yes, what steps is the municipality taking to complete construction and what is the current timetable?

The Township does not have any third round mechanisms that have missed construction or deadline requirements at this time.

5. Are all unbuilt developments currently in a sewer service area, and if not what has the municipality done to incorporate the site into a sewer service area? Are there any barriers to obtaining water or sewer for any unbuilt site? Are there any other regulatory conditions (e.g. changes to DEP permits or conditions) that make it not possible to complete any site as originally contemplated?

All but two proposed projects are located within the sewer service area and have access to infrastructure. The remaining two will require additional WMP amendments, as identified in the settlement agreement, which will be further outlined in the compliance documentation.

Rehabilitation Obligation

6. Is the rehabilitation program being administered by a municipality, county, or both? Do the program(s) include rental rehabilitation? If the municipality has not met at least half of its rehabilitation obligation by this midpoint review, what affirmative steps is the municipality taking to meet the obligation and to facilitate participation by homeowners and/or landlords?

The Township does not have an approved rehabilitation program for the third round. The Township has a 26-unit present need, rehabilitation, obligation which will be addressed through a continued partnership with Morris County Community Development Program. The County program provides assistance to owner-occupied units. The Township is seeking a waiver from the rental rehabilitation program based on existing housing inventory which indicates that there are not enough rental units outside of the large inclusionary rental developments to support a rental rehabilitation program and to seek a waiver from the rental rehabilitation program requirement. The Township has demonstrated a strong partnership with the County program and have rehabilitated 52 units between April 1, 2000 to November 2015. The Township will rehabilitate the additional 26-units through the continued partnership.

For Municipalities with a Prior Round and/or Third Round Vacant Land Adjustment (note please make sure any development referenced in the answers to these questions that includes or will include affordable housing is also in the monitoring spreadsheet):

The Township has not sought a VLA in the Prior or Third Round.

For Municipalities with a Prior Round and/or Third Round Durational Adjustment:

N/A – The Township has not sought a Durational Adjustment in the Prior or Third Round