

HOUSING ELEMENT AND FAIR SHARE PLAN

BOROUGH OF ROOSEVELT

Monmouth County, New Jersey

Prepared: July 8, 2025

Adopted: September 16, 2025

Prepared by:

A handwritten signature in black ink, appearing to read "T. Andrew Thomas". The signature is fluid and cursive, with the first name "T." and last name "Thomas" clearly visible.

T. ANDREW THOMAS, P.P.

Thomas Planning Associates, LLC
P.O. Box 363
Brielle, N.J. 08730

Original signed and sealed in accordance with N.J.A.C. 13:41-1 et seq.

**BOROUGH OF ROOSEVELT PLANNING BOARD
ADOPTING HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**

RESOLUTION

Mr. Hartley offered the following Resolution and moved its adoption which was seconded by Ms. Malkin:

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-28, grants authority to municipal Planning Boards to adopt and amend Master Plans or components thereof, to guide the use of lands within a municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, the Planning Board of the Borough of Roosevelt adopted its prior Housing Element and Fair Share Plan on June 14, 2022; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”) and established a new framework and regulations for affordable housing obligations in New Jersey; and

WHEREAS, as part of the new law, the New Jersey Department of Community Affairs (DCA) prepared a report in October 2024, calculating the Round 4 (2025-2035) fair share methodology for each of the state’s municipalities including present need and prospective need; and

WHEREAS, the DCA calculated a present need of thirty (30) units and a prospective need of twenty (20) units for Roosevelt for its Round 4 obligation; and

WHEREAS, The Borough did not enter the voluntary Affordable Housing Dispute Resolution Program (“the Program”) as created for Round 4, although the Borough will accept the calculated Round 4 obligation as prepared by the DCA for purposes of this Housing Plan; and

WHEREAS, the Governing Body of the Borough of Roosevelt authorized Thomas Planning Associates, LLC to prepare an updated Housing Plan pursuant to Resolution No. 25-41 on February 3, 2025; and

WHEREAS, a Housing Plan was prepared by Thomas Planning Associates dated July 8, 2025 in compliance with applicable provisions of the Fair Housing Act, Municipal Land Use Law, the Round 4 housing regulations, and methodologies for determining components that comprise the municipal fair share affordable housing obligations; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Housing Element and Fair Share Plan on September 16, 2025; and

WHEREAS, at the public hearing the Planning Board reviewed and discussed the Housing Plan Element and Fair Share Plan dated June 6, 2025 and took public comment; and

WHEREAS, the Planning Board determined that the Housing Element and Fair Share Plan dated July 8, 2025 is consistent with the goals and objectives of the Borough of Roosevelt Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE, BE IT RESOLVED by the Borough of Roosevelt Planning Board that the Housing Plan Element and Fair Share Plan of the Master Plan of the Borough of Roosevelt, Monmouth County, New Jersey dated July 8, 2025 prepared by Thomas Planning Associates, L.L.C., is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this Resolution and Housing Plan Element and Fair Share Plan as adopted be filed with the Monmouth County Planning Board and New Jersey Office of Planning Advocacy within thirty (30) days in accordance with N.J.S.A. 40:55D-13(3)b and the following: Mayor and Council, Planning Board Attorney, Borough Attorney, Borough Clerk, Borough Engineer, and Borough Planner.

ROLL CALL:

YES: Malkin, Hartley, Katz, Psarakis, Mendies, Ord, Petrilla, Septak

NO:

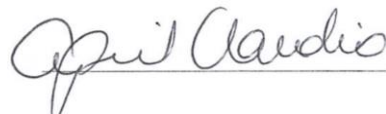
ABSENT: Kaufman-Marut

ABSTAINED:

DISQUALIFIED:

DATED: September 16, 2025

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Borough of Roosevelt Planning Board at its meeting held on September 16, 2025.

A handwritten signature in cursive script, reading "April Claudio", written in dark ink.

April Claudio, Board Secretary

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INTRODUCTION

The Borough of Roosevelt has prepared this Housing Plan Element and Fair Share Plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-310 et seq. (“the FHA”). The Municipal Land Use Law requires that a municipal master plan include a housing plan element to enable the municipality to exercise the power to zone and regulate land use.

This Housing Plan Element and Fair Share Plan supersedes and replaces the current Borough Housing Plan Element that was prepared and adopted by the Planning Board on June 14, 2022. This Housing Plan addresses current affordable housing planning requirements for Round 4 (2025-2035) and summarizes the Round 1-3 obligation for the period from 1987 through 2025.

In addition to following the requirements set forth in the FHA, this Housing Plan Element and Fair Share Plan was also prepared utilizing the applicable rules and regulations of the Substantive Rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93- 1.1 et seq.) and June 2, 2008 (N.J.A.C. 5:97-1.1 et seq.), as impacted by the March 10, 2015 decision of the New Jersey Supreme Court In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (“Mount Laurel IV”), the New Jersey Department of Community Affairs (DCA) affordable housing obligations and methodology (2025-2035) fourth round.

BACKGROUND

This is the fourth Housing Plan prepared by the Borough of Roosevelt. The first Housing Plan was prepared in 1987 by John Lynch, P.P. for the Round 1 COAH fair share obligation of zero (0) units.

The second Housing Plan was prepared by Allan Mallach, P.P. to address the Round 2 COAH fair share obligation of 32 affordable housing units. It was adopted on May 2, 2001, filed with COAH on May 4, 2001 and re-filed with COAH on March 26, 2003. In conjunction with the re-filed Housing Plan, the Borough entered into a Regional Contribution Agreement (RCA) with the City of Asbury Park for the rehabilitation of three (3) affordable housing units in the City subject to approval of Substantive Certification by COAH. The Borough subsequently was sued by U.S. Home, Inc. for a Builder’s Remedy. After three years in Court, U.S. Home withdrew its lawsuit.

The third and prior Housing Plan was adopted on June 14, 2022. The prior Plan addressed the Round 3 obligation based upon the applicable provisions of COAH through the March 10, 2015 decision of the New Jersey Supreme Court and the March 8, 2018 Opinion of Mercer County Assignment Judge Mary C. Jacobson. The prior Round 3 Housing Plan was the subject of a vacant land adjustment and realistic development potential (RDP) as will be discussed below.

Prior Round Obligation (Rounds 1-3)

The Prior Round obligations covered the period from 1987 through 1999 for Rounds 1 and 2 and 1999 through 2025 for Round 3. The Borough's Prior Round prospective obligation was 29 units for Round 1 and 2 and 48 prospective units for Round 3 for a total of 77 prospective units. In Round 3 the "present need" obligation (rehabilitation obligation) was 7 units.

For the prior rounds the prospective need and present need are defined as follows pursuant to N.J.A.C. 5:93-1.3:

"Present need" means the sum of indigenous need and reallocated present need as determined by N.J.A.C. 5:93-2.5.

"Prospective need" means a projection of low and moderate housing needs based on development and growth which is reasonably likely to occur in a region or a municipality. See N.J.S.A. 52:27D-304(j).

Borough of Roosevelt Fair Share Obligation		Units
A.	Round 1 and 2 Prospective Obligation - The Round 1 and 2 Prospective Obligation covers the period from 1987 through 1999.	29
B.	Round 3 Prospective Obligation which includes: (1) GAP Period Obligation: The GAP Period Obligation covers the period 1999-2015, i.e. from the end of the last COAH obligation period (1999) through the Supreme Court decision of March 10, 2015. (2) Prospective Need - Prospective Need is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The Prospective Need runs from March 10, 2015 through 2025.	48
C.	Round 3 Present Need (rehabilitation obligation)	7

The Borough of Roosevelt is essentially completely built-out and has only a few scattered parcels that can be developed. For Rounds 1 through 3 the Borough evaluated all parcels including specifically vacant and underdeveloped parcels in accordance with COAH Substantive Rules (N.J.A.C. 5:93-1 et. sec). Based on these Rules, the Borough was entitled to a "vacant land adjustment" since there is not enough vacant and underdeveloped land within the Borough to address the estimated affordable housing obligation for the period 1987-2025. As a result, the Borough calculated a "Realistic Development Potential" (RDP) consistent with the COAH Rules, N.J.A.C. 5:93-4.2, Lack of Land, New Construction for Site Suitability. The calculation of the RDP was zero (0) units and was consistent with the March 15, 2015 New Jersey Supreme Court decision based upon the Realistic Development Potential of remaining vacant and underdeveloped

parcels that were identified in the Borough in accordance with COAH Rules.

The Borough addressed this remaining 77-unit “unmet need” through the following mechanism:

- (1) The Borough adopted Ordinance 97-34 which provides for the AH – Affordable Housing District which permits affordable rental units. The purpose of this district is to “provide for the orderly development of affordable housing for low and moderate-income housing as provided for in the Roosevelt Borough Housing and Fair Share Plans and in accordance with the New Jersey Council on Affordable Housing Rules...”

Roosevelt Solar Village (Block 7, lot 24) is a 20 unit one and two bedroom rental development operated by Cervelli Management that is within the AH zone. The units are opened to qualified affordable persons that are 62 years or older or 18 years and older that are physically challenged and have mobility impairment. It was constructed under the Farmers Home Administration Section 515 Program and completed and occupied in 1984. This development fully meets the criteria for crediting set forth in N.J.A.C. 5:93- 3.2.

Round 4 Obligation and Rules

On March 20, 2024, Governor Murphy signed P.L. 2024, c.2. into law which amended the Fair Housing Act and established a new framework and regulations for affordable housing obligations in New Jersey. Round 4, as was the case in Rounds 1 through 3, is a voluntary compliance process in which municipalities may apply for a compliance certification of the Housing Plan.

As part of the new law, the DCA prepared a report in October 2024, calculating the fourth round (2025-2035) fair share methodology for each of the state’s municipalities including present need and prospective need.

Roosevelt’s Fair Share Obligation		Units
A.	Round 4 Present Need Obligation (Rehabilitation Obligation) – The Present Need Obligation which was previously referred to as the “rehabilitation share” is a measure of overcrowded and deficient housing that is occupied by low-and-moderate income households based on the 2010 U.S. Census.	30
B.	Round 4 Prospective Obligation (July 2, 2025 through June 30, 2035):	20

The Borough will address its Round 4 obligation which is presented in the Fair Share Plan section of this Housing Plan.

HOUSING PLAN REQUIREMENTS

The Borough of Roosevelt has prepared this Housing Plan Element and Fair Share Plan to address the requirements of, or be in compliance with, the following:

1. The Fair Housing Act, Section 10 of P.L. 1985, c.222 (N.J.S. 52:27D-310), which requires a municipal housing plan element to achieve the goal of and access to affordable housing to meet present and prospective needs;
2. Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) for preparation of a municipal "Housing Plan Element"; and
3. Applicable provision of the Substantive Rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et. seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et. seq.), as required by the March 10, 2015 decision of the New Jersey Supreme Court in Mount Laurel IV.
4. P.L. 2024, c. 2 that provides the framework and regulations for affordable housing including Round 4 (2025-2035) calculations for present and prospective need.

The Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., provides that a municipal Master Plan must include a Housing Plan Element as a prerequisite for the adoption of zoning ordinances and any subsequent amendments. This Housing Plan Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40: 55D-28.

Section 10 of the Fair Housing Act, N.J.S.A. 52:27D-310, requires that a municipal Housing Plan Element be designed to achieve the goal of providing access to affordable housing to meet present and prospective housing needs, with particular attention to "low" and "moderate" income housing, containing at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to "low" and "moderate" income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of "low" and "moderate" income housing, for the next ten (10) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;

- e. A determination of the municipality's "present" and "prospective" "fair share" for "low" and "moderate" income housing and its capacity to accommodate its "present" and "prospective" housing needs, including its "fair share" for "low" and "moderate" income housing; and
- f. A consideration of the lands that are most appropriate for construction of "low" and "moderate" income housing and of the existing structures most appropriate for conversion to, or rehabilitate for, "low" and "moderate" income housing, including a consideration of lands of developers who have expressed a commitment to provide "low" and "moderate" income housing.
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

The Borough's Round 4 affordable housing obligation is described and summarized as follows based upon the applicable provisions:

1. Round 4 Present Need – The present need is a measure of overcrowded and deficient housing that is occupied by low-and-moderate income households. The present need was previously referred to as “rehabilitation share.” *(As calculated by NJ DCA as published in the “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background) [30 units]*
2. Round 4 Prospective Need - Prospective need is a measure of low-and-moderate income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The Prospective Need includes the Round 4 period from 2025 through 2035. *(As calculated by NJ DCA as published in the “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background) [20 units]*

This Housing Plan Element addresses each of these required items under the Municipal Land Use Law and other requirements.

BOROUGH OF ROOSEVELT LOCATION AND LAND USE PATTERNS

Roosevelt Borough is a small rural community in western Monmouth County comprised of approximately 1.95 square miles (1,246 acres) with 331 single and semi-detached residences and a population of 808 according to the 2020 Census. The Borough was incorporated in 1937 as “Jersey Homesteads.” On November 9, 1945, residents voted to rename the Borough “Roosevelt” in honor of President Franklin Delano Roosevelt who died on April 12, 1945.

Jersey Homesteads was first planned by the United States Department of Interior, Division of Subsistence Homesteads, in 1933-34, and then by the Resettlement Administration in 1935. Jersey Homesteads was designed as a planned community with common open space “greenbelts” separating 20,000 square foot lots or “homesteads” located along curvilinear streets, a small industrial area for local employment and an area planned for agricultural uses. The community was planned by Alfred Kastner, a German-born architect and city planner, and his assistant, Louis I. Kahn. The community was designed to provide low-cost concrete and cinder block housing based on a German Bauhaus style of architecture. The early development of Jersey Homesteads began with the completion of seven houses in July 1936. Thirty-five additional units were completed by the end of the year. A cooperative garment factory was opened in August 1936. The “Village” residential area was completed in 1937 – 1938. The planned agricultural area of the community remains substantially intact.

The historical significance of Roosevelt was recognized in 1983 when the entire community was placed on the State and National Registers of Historic Places. Of the 14 “homestead” communities developed nationally, Roosevelt is the only one that remains essentially intact as originally planned. The Borough residents are very proud of the historic character of the Borough and its planned development.

The major roadway running through the center of Roosevelt is County Route 571, Rochdale Avenue. Although the area surrounding Roosevelt Borough in Millstone and Upper Freehold Township is still largely rural, the western Monmouth County area has experienced substantial development during the past 20 years. Much of the historic farmland and rural landscape surrounding the Borough has been developed into large single-family houses on lots of one to six acres and greater.

Approximately 320 acres or 25.7 percent of the 1,246 acres in Borough is developed. Residential development accounts for 220 acres or 17.6 percent of the land area within the Borough. Most of the residential development is bounded by “greenbelts” consisting of Borough and State-owned woodlands and open space that extend between residences on 20,000 square foot lots that were platted on the original planned cluster residential development subdivision. Appendix 4 provides a map of the existing land uses while Figure 8 provides a chart showing existing land use acreages in the Borough.

The Borough is located at the headwaters of the Assunpink Creek and the Rocky Brook. The

developed “village” portion is interlaced with small tributaries of the Assunpink Creek including Empty Box Brook. Much of the undeveloped land is Borough owned woodland and open space and remaining privately owned undeveloped tracts that include extensive areas of freshwater wetlands and 50 to 150 foot wide wetlands transition areas that are now protected from development pursuant to the New Jersey Freshwater Wetlands Act of 1986. The freshwater wetlands and required 50 to 150 foot wide wetlands transition areas severely restrict future development within the “village” area of the Borough and the remaining planned agricultural areas of the Borough that are not already included in the permanent Farmland Preservation Program.

Approximately 926 acres or 74.3 percent of the 1,246 acre area of the Borough is undeveloped¹.

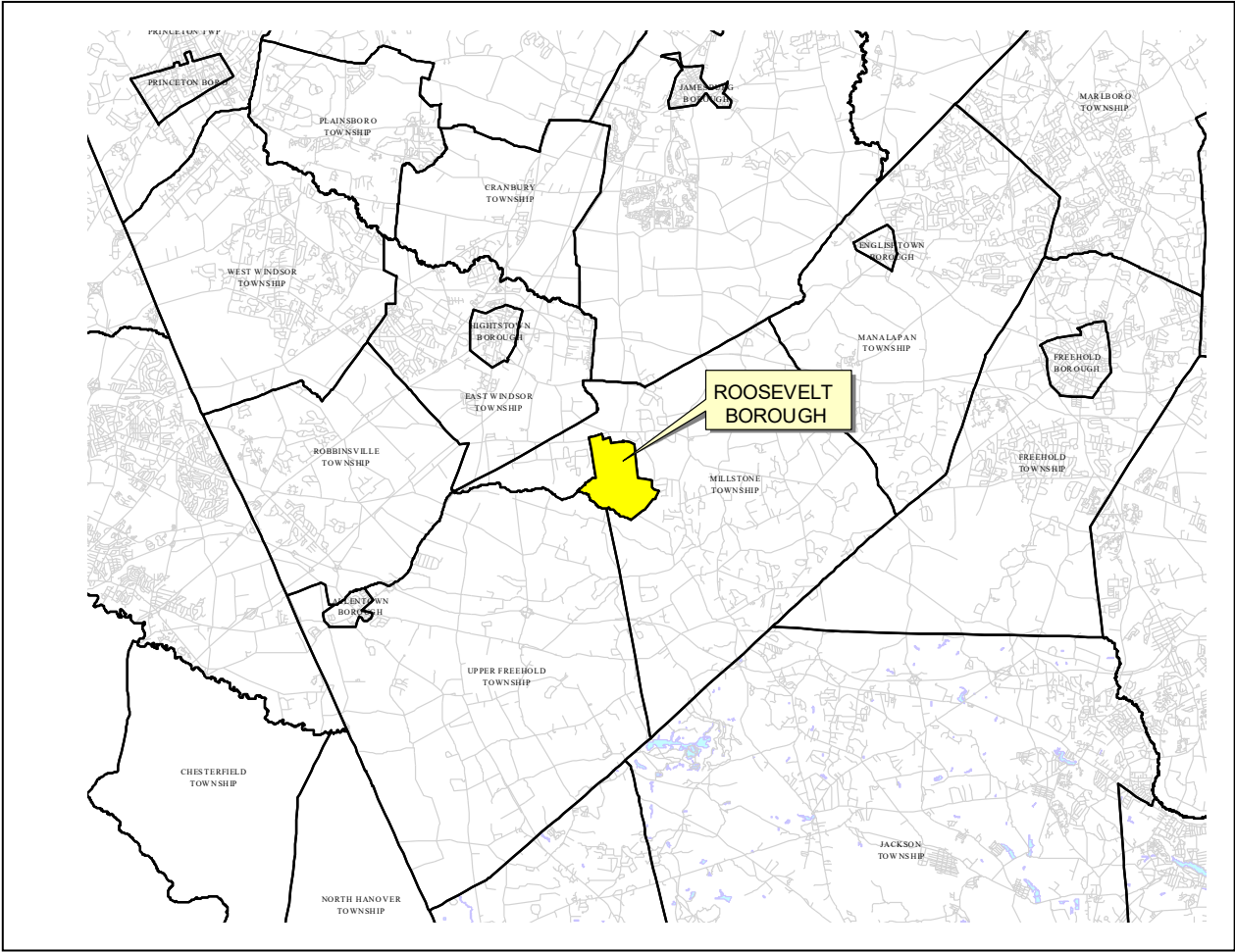
More than 262 acres of privately owned agricultural land have been preserved under the New Jersey Farmland Preservation Program. Residents have worked actively through the “Fund for Roosevelt, Inc.”, a non-profit organization founded in 1999, to secure remaining agricultural land for posterity by preserving the farmlands that represent an integral part of the planned agricultural portion of the original “Jersey Homesteads” master plan. Farm qualified land, not preserved under Farmland preservation, accounts for 84.9 acres or 6.8 percent of the Borough.

The NJDEP contains 244 acres of land while 198 acres were acquired by the Monmouth County Parks Commission. The Borough also contains 126 acres of property used for open spaces and/or parkland.

Figure 1, Location Map, shows the location of Roosevelt within Monmouth County and Exhibit 4 provides an existing land use map of the Borough.

¹ Includes private vacant land, qualified farmland, Borough owned open space property, a portion of the Assunpink Wildlife Management Area owned by the New Jersey Department of Environmental Protection (NJDEP), farmland preservation property, and Monmouth County Park.

Figure 1
LOCATION MAP



ROOSEVELT AND THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

On June 12, 1992 the New Jersey State Planning Commission adopted "Communities of Place: The New Jersey State Development and Redevelopment Plan" (SDRP) designed to serve as a general guide for municipal and county master planning. The Plan was prepared, in part, through a Cross Acceptance Program which provided for coordination of state, regional, county, municipal and private interests. The SDRP was reviewed in 1999 and 2000 following a statewide Cross Acceptance II program, was updated, modified and then readopted in March 2001. On April 28, 2004, the State Planning Commission released a preliminary State Plan document in conjunction with a Cross Acceptance III program. This program stalled and was not implemented.

The New Jersey State Plan is being updated in 2025 by the N.J. Department of State Office of Planning Advocacy and the State Planning Commission (SPC). The draft Plan is being reviewed in phases through a process of "cross-acceptance" which is defined as a *"process of updating the New Jersey State Development and Redevelopment Plan (State Plan) by comparing statewide planning policies at various government levels with the purpose of attaining a high level of consistency among municipal, county, regional, and State agency plans with the State Plan."*²

The current SDRP places the Borough of Roosevelt in Planning Area 4B – Rural Environmentally Sensitive Planning Area.

The Intent of the Rural/Environmentally Sensitive Planning Area (PA4B) is the same as its underlying Planning Area, Rural Planning Area (PA4) for existing uses of the land which include the following:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing, stable communities; and
- Confine programmed sewers and public water services to Centers.

Pursuant to the New Jersey State Plan:

*"Some lands in the Rural Planning Area (PA4) have one or more environmentally sensitive features qualifying for delineation as Rural/Environmentally Sensitive (PA4B). This subarea contains valuable ecosystems or wildlife habitats. Rural/Environmentally Sensitive Planning Areas are supportive of agriculture and other related economic development efforts that ensure a diversity within New Jersey. Any development or redevelopment planned in the Rural/Environmentally Sensitive Area should respect the natural resources and environmentally sensitive features of the area."*³

² Source:2024 Updated Cross-Acceptance Manual Office of Planning Advocacy NJ Business Action Center NJ Department of State June 5, 2024.

³ Description of the Rural/ Environmentally Sensitive Planning Area - Page 214 of the New Jersey State Development and Redevelopment Plan

BOROUGH DEMOGRAPHIC CHARACTERISTICS AND HOUSING INVENTORY

Housing Plans are required to provide demographic, housing and economic characteristics of the municipality in accordance with the Fair Housing Act, N.J.S.A. 52:27D-310. The following characteristics are provided by the 2020 U.S. Bureau of Census, the 2023 American Community Survey (ACS) estimates, and the New Jersey Department of Labor as noted.

Demographic Characteristics

According to the 2020 U.S. Census, the population of the Borough of Roosevelt was 808, a decrease of 74 or 8.4 percent from 2010 when the population was 882 persons. There was a slight increase in the number of housing units from 327 to 331, an increase of 4 units. Figure 2 shows the population by age and includes pre-school age, school age, working age and seniors.

Figure 2
POPULATION BY AGE
Borough of Roosevelt

Age (Years)	Number	Percent
Pre-School Age		
Under 5	35	4.3%
School Age		
5 to 9	43	5.3%
10 to 14	41	5.1%
15 to 19	27	3.3%
Working Age		
20 to 24	43	5.3%
25 to 34	92	11.4%
35 to 44	91	11.3%
45 to 54	92	11.4%
55 to 59	67	8.3%
60 to 64	79	9.8%
Seniors Age		
65 and Older	198	24.5%
TOTAL	808	100.0%

Source: U.S. Census (2020)

Additional key demographic features of the Borough from the 2023 American Community Survey 5-year estimates are as follows:

- (1) The Borough contains approximately 361 households including 257 family households or 71.2 percent.

- (2) The median age of the Borough population is 38.8.
- (3) The median household income was \$112,614. The income distribution is shown in Figure 3. Twenty-five and five tenths (25.5) percent had an income of \$200,000 and greater; Twenty-one and one tenths (21.1) percent of the Borough households had an income between \$100,000 and \$149,999 and also between \$75,000 and \$99,999. Seventeen and five tenths (17.5) percent had household incomes below \$50,000.
- (4) Average household size is 2.65 persons for owner occupied units and 4.25 for renter occupied units. The average family size is 3.50 persons.

Figure 3
HOUSEHOLD INCOME DISTRIBUTION
Borough of Roosevelt

Income Range	Percent
Less than \$10,000	0.3%
\$10,000 to \$14,999	1.7%
\$15,000 to \$24,999	1.7%
\$25,000 to \$34,999	3.3%
\$35,000 to \$49,999	10.5%
\$50,000 to \$74,999	5.5%
\$75,000 to \$99,999	21.1%
\$100,000 to \$149,999	21.1%
\$150,000 to \$199,999	9.4%
\$200,000 or more	25.5%
Total Households	100.0%
Median household income	\$112,614
Mean household income	\$136,244
Per capita income	\$45,830

Source: 2023 American Community Survey (ACS) 5-year estimates

Housing Characteristics

The housing stock of the Borough of Roosevelt is comprised of 331 total units per the 2020 Census. This was an increase of 4 units from the 2010 Census, where 327 units were recorded. Other key housing characteristics from the 2020 Census are presented below:

- (1) There were 307 occupied housing units or 92.7 percent. Vacant housing units included 24 units or 7.3 percent, which included 5 for rent; 2 for sale only; 3 for seasonal, recreational or occasional use; and 10 listed as “other” vacant units.
- (2) Eighty-nine and nine tenths (89.9) percent, or 276 units, of the housing stock is owner-occupied and 10.1 percent, or 31 units, are renter-occupied.
- (3) The homeowner vacant rate was 0.7 percent and rental vacancy rate was 13.9 percent.
- (4) Of the 307 households 210 units, or 68.4 percent, were family households while 97 or 31.6 percent were non-family households.
- (5) Householders 65 years of age or older accounted for 129 or 42.0 percent of the total households.

Housing characteristics from the 2023 American Community Survey 5-year estimates were as follows:

- (1) There were zero (0) units lacking complete plumbing facilities and zero (0) units lacking complete kitchen facilities.
- (2) Approximately 54.3 percent of the units were built in 1939 or earlier indicating a relatively old housing stock. Only 2.7 percent or 10 units were added to the Borough's housing stock between 2000 and 2023. Figure 4 shows the age of housing stock by construction date.
- (3) The value of the housing stock for owner occupied units is shown in Figure 5. The majority of the homes (64.4 percent) were valued between \$300,000 and \$499,999. Seventy-eight (78) units or 26.2 percent were valued between \$200,000 and \$299,999 and 22 units were valued at \$500,000 or greater.
- (4) Median Gross Rent for 2023 for the 60 occupied units paying rent⁴ included 22 units paying between \$0 and \$999; 0 units paying between \$1,000 and \$1,499; 3 units paying between \$1,500 and \$1,999; and 35 units paying \$2,000 or greater.

⁴ A total of 3 units paid no cash rent

Figure 4
HOUSING CONSTRUCTION DATE
Borough of Roosevelt

Year	Number	Percent
2020 or later	7	1.9%
2010 to 2019	0	0.0%
2000 to 2009	3	0.8%
1990 to 1999	4	1.1%
1980 to 1989	57	15.2%
1970 to 1979	31	8.2%
1960 to 1969	19	5.1%
1950 to 1959	17	4.5%
1940 to 1949	34	9.0%
1939 or earlier	204	54.3%
TOTAL	376	100.0%

Source: 2023 American Community Survey (ACS) 5-year estimates

Figure 5
VALUE FOR OWNER OCCUPIED HOUSING UNITS
Borough of Roosevelt

Year	Number	Percent
Less than \$50,000	1	0.3%
\$50,000 to \$99,999	0	0.0%
\$100,000 to \$149,999	1	0.3%
\$150,000 to \$199,999	4	1.3%
\$200,000 to \$299,999	78	26.2%
\$300,000 to \$499,999	192	64.4%
\$500,000 to \$999,999	22	7.4%
\$1,000,000 or greater	0	0.0%
TOTAL	298	100.0%

Source: 2023 American Community Survey (ACS) 5-year estimates

Employment Characteristics

Figure 6 shows the employment characteristics for the Borough of Roosevelt based on the 2023 American Community Survey estimates. Four hundred seventy-two (472) Borough residents were employed based on the 2023 ACS with 24.8 percent, or 117 persons, working in the “educational services, and health care and social assistance” industry. The next largest employment category was “finance and insurance, and real estate and rental and leasing” with 18.0 percent, or 85 persons.

Figure 6
EMPLOYMENT CHARACTERISTICS *
Borough of Roosevelt

Classification	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.0%
Construction	33	7.0%
Manufacturing	53	11.2%
Wholesale trade	10	2.1%
Retail trade	10	2.1%
Transportation and warehousing, and utilities	25	5.3%
Information	11	2.3%
Finance and insurance, and real estate and rental and leasing	85	18.0%
Professional, scientific, and management, and administrative and waste management services	72	15.3%
Educational services, and health care and social assistance	117	24.8%
Arts, entertainment, and recreation, and accommodation and food services	20	4.2%
Other services, except public administration	23	4.9%
Public administration	13	2.8%
Total - Civilian Employed Population 16 and over	472	100.0%

** Occupation for Employed Civilian Population 16 Years and Over*
Source: 2023 American Community Survey (ACS) 5-year estimates

Existing and Probable Future Employment

Based on the American Community Survey the number of persons within the Labor Force has increased in the Borough between 2010 and 2023 from 370 to 472 persons employed. This is presented in Figure 7 as follows:

Figure 7
CIVILIAN EMPLOYMENT*
Borough of Roosevelt

Year	Persons Employed (16 Years and Older)
2010	370
2012	382
2014	314
2016	372
2018	402
2020	412
2023	472

** Occupation for Employed Civilian Population 16 Years and Over*
Source: 2010-2023 American Community Survey

Based on number of persons in the Borough and given the fact that the Borough is fully built-out it is expected that the number of persons employed within the Borough will remain steady in the future.

Low and Moderate Income Units - Roosevelt

The approximate number of low- and moderate-income units within the Borough can be determined based on the 2023 American Community Survey and 2023 Affordable Housing Regional Income Limits for low- and moderate-income persons.

The approximate number of housing units that are affordable to two-person low- and moderate-income households for rental and for sale units are as follows based on 2023 income limits and 2023 Census data.

Exhibit 1 shows the 2023 rental housing rates for low- and moderate-income units and the 2023 sales prices for single family detached units for low- and moderate-income housing units. Exhibit

1 also provides the 2023 Affordable Income Limits as provided by the Affordable Housing Professionals of New Jersey (AHPNJ)⁵.

- Low-income rental units: approximately 22 units of 63 units paying rent (35.0% of rental units)
- Moderate income rental units: approximately 24 units of 63 units paying rent (38.0% of rental units)
- Low income for-sale units: approximately 3 units out of 298 total owner-occupied housing units (1.2% of for-sale units)
- Moderate income for sale units: approximately 61 units out of 298 owner occupied units (20.6% of for-sale units)

LAND USE PATTERNS / CONSTRAINTS AND AREAS MOST APPROPRIATE FOR LOW- AND MODERATE-INCOME HOUSING

Land Use Patterns

The Borough is a mature and nearly fully built-out community. Figure 8 presents the breakdown of existing land uses in the Borough. The existing land use patterns are generally reflected in the current Zoning Map. Approximately 67 percent, or 830 acres, of the Borough's existing land area is comprised of open space or preserved open space which includes the following categories:

- Borough open space
- Farmland preservation
- Monmouth County open space
- NJDEP (Assunpink WMA)

Residential uses consisting primarily of single-family residential uses, but also include apartment and farm houses to a lesser extent consist of approximately 17.8 percent of the land area. Commercial and industrial uses consist of approximately 0.5 percent of the land area. Vacant land accounts for 0.1 percent of the land area, however, most of the areas are encumbered by freshwater wetlands. Approximately 4.9 percent of the land area is comprised of streets and rights-of-way area; 0.1 percent is comprised of quasi-public (synagogue & residence); cemetery accounts for 9.7 acres or 0.8 percent of the land area; Borough facilities (sewer plant, water tower, water plant and municipal building) account for 1.0 percent of land area; and schools account for 1.3 percent of the land area.

⁵ Source: AHPNJ.org

Figure 8
EXISTING LAND USE *
Borough of Roosevelt

Land Use	Approximate Acreage	Percent of Total
Apartment	1.8	0.1%
Borough Facilities (sewer plant, water tower, water plant, municipal building)	12.0	1.0%
Borough Open Space	125.7	10.1%
Cemetery	9.7	0.8%
Commercial	1.4	0.1%
Farm (House)	1.0	0.1%
Farmland Preservation	262.2	21.0%
Farm Qualified	84.9	6.8%
Industrial	4.9	0.4%
Monmouth County	198.3	15.9%
NJDEP	244.1	19.6%
Residential	220.0	17.6%
School	15.9	1.3%
Street - ROW	61.2	4.9%
Quasi Public - Synagogue & Residence	1.8	0.1%
Vacant	1.4	0.1%
TOTAL	1,246.5	100.0%

**Source: 2021 GIS mapping and Tax Assessment Data*

Availability of Sewer and Water Infrastructure

The Borough has sanitary sewer and water availability however the system is antiquated, dating to the 1930's. Several upgrades have been made over the years and additional improvements may be required in the future. Sewer and water bills are relatively high to residents of the Borough due to needed improvements.

Ninety-five (95) percent of residents of Roosevelt Borough receive their drinking water from a publicly owned, municipally-controlled water company. Water supply is drawn from two deep artesian wells and distributed through five miles of water main pipes and includes a 75,000 gallon reserve tank⁶.

⁶ *Borough of Roosevelt Environmental Commission - Roosevelt Municipal Water Story - Prepared by: Hilary Wilder 7-18-2023*

Multigenerational Housing

An amendment to the Fair Housing Act requires “an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).” As of the date of this Housing Plan there have been no recommendations by the Multigenerational Family Housing Continuity Commission in which to provide an analysis.

Parcels Most Appropriate for Low and Moderate Income Housing

In general, the areas that are most appropriate for affordable housing are those areas that have the necessary infrastructure including sewer and water, and are not encumbered by environmental constraints or are historically significant and have appropriate access to roadways.

One specific parcel most appropriate for low and moderate income housing is a site known as Roosevelt Solar Village located on North Valley Road (Block 7, Lot 24). This site is zoned AH-Affordable Housing and contains 20 rental units and one housing unit for an on-site manager. This site was constructed under the Farmers Home Administration Section 515 Program and completed and occupied in 1984 and is deed restricted for at least 40 years to low and moderate income persons. The units are open to qualified affordable persons that are 62 years or older or 18 years and older that are physically challenged and have mobility impairment.

HOUSING POLICY AND CONSTRAINTS ON DEVELOPMENT

Roosevelt was founded as “Jersey Homesteads” on a basis of providing affordable housing to low and moderate income families at the time. Of the original 200 “Jersey Homestead” concrete and concrete block residences constructed from 1936 through 1938, most are still in existence and occupied. Many have remained architecturally intact since their initial construction. The early planned character of the community was formally recognized in 1983 when the entire “Jersey Homesteads Borough” area was placed on the New Jersey and National Registers of Historic Places. Due to its historic register status, the Borough encourages housing development that will be compatible with the original Bauhaus architectural style, the existing residential neighborhoods, the sensitive environmental resources, the physical development constraints and the limited capacities of the Borough sanitary sewer and public water systems. The Borough recognizes the need to maintain adequate levels of public services including schools, fire protection, first aid, recreation, Borough administration and public works for present and future residents of the Borough.

Housing development in Roosevelt Borough occurs primarily within the “village” area of the Borough. The “village” area is serviced by public water and sanitary sewer and bounded almost entirely by environmentally sensitive land including the State owned Assunpink Wildlife Management Area, by Monmouth County Park Commission preserved open space and by tracts of land that are included within the New Jersey Farmland Preservation Program. Fewer than 10 homes have been built in the agricultural areas of the Borough and few, if any, new housing units

are expected to develop in the remaining agricultural areas due to physical environmental constraints, preserved farmland in the New Jersey Agricultural Preservation Program and development regulations established by the New Jersey Department of Environmental Protection including freshwater wetlands and wetland buffers, Category 1 Streams and stream buffer areas and regulations for on-site septic systems.

The Borough has historically addressed its constitutional obligation to create realistic opportunities for low and moderate income housing. In addition to the original Jersey Homestead residences built for low and moderate income families, the Borough applied for and was awarded Farmers Home Administration funding in 1983 for 20 low income senior residential units and one affordable, efficiency caretaker apartment in a development known as Roosevelt Solar Village. Roosevelt Solar Village is a 20 unit one and two bedroom rental development operated by Cervelli Management that is within the AH, Affordable Housing zone. The units are open to qualified affordable persons that are 62 years or older or 18 years and older that are physically challenged and have mobility impairment.

In framing its policies for future housing needs, the Borough recognizes its unique development constraints:

- (1) The entire Borough of Roosevelt is designated as a historic place on the National and State Historic Registers. In addition there are many individual properties in the Borough are designated as historic sites.
- (2) There are severe environmental constraints on remaining privately owned vacant and underdeveloped land within the Borough.
- (3) The Fund for Roosevelt plans to acquire the remaining tracts of agricultural lands in order to preserve the original “Jersey Homesteads” Community Development Plan.
- (4) By virtue of its modest (although architecturally distinctive) housing stock and notwithstanding its high property tax rate, Roosevelt continues to be a naturally affordable community, with some of the lowest housing costs within the western Monmouth County and eastern Mercer County area.
- (5) Roosevelt has a limited ratable base, an exceptionally high property tax rate and restricted municipal services. The Roosevelt Borough Elementary School is the largest non-residential building and land use is the Borough. Other non-residential uses include the Borough Hall, the Borough sewerage treatment plant, the Borough water tower, the Congregation Anshei Roosevelt synagogue, three small buildings used for industrial and artist purposes and one general store/deli. A private swim clubs which is now vacant. The remaining developed “village” portion of the Borough is comprised of single family and duplex housing units and the deed restricted open space buffers between the residential properties. The property tax rate for 2024 was \$2.735 per \$100 with an effective tax rate of \$2.81 (tax rate times equalization ratio of 102.75 percent), the highest in Monmouth County. Sixty-two (62) percent of the municipal tax revenue of the Borough goes to support education. Full-time and part-time municipal employees include a part-time administrator,

a Borough clerk, an assistant clerk and one public works employee. The Borough has no police department and no paid fire or first aid personnel. The Borough depends on the New Jersey State Police for policing protection. Nearly all other services in the Borough are provided by limited part-time persons or by Borough resident volunteers.

(6) The Borough has an antiquated sanitary sewer and water system dating from the late 1930's. Although major expenditures have been made in recent years to upgrade the sanitary sewer system, upgrading of the sanitary sewer and water systems will be required.

(7) The rural nature of the Borough and its surrounding area is evidenced in part by the fact that there are no traffic signals within the Borough or within several miles of the Borough in any direction.

Despite the severe environmental, physical and historical constraints for future development, the Borough of Roosevelt has been committed to addressing its fair share of the region's low and moderate income housing needs.

VACANT LAND INVENTORY / REALISTIC DEVELOPMENT POTENTIAL (RDP)

Exhibit 2, Vacant Land Inventory and Realistic Development (RDP) chart, and Exhibit 3, Vacant Land Inventory map, and provide the basis for calculating a RDP for the Borough of Roosevelt. Parcels or portions of parcels that were excluded from the vacant land inventory in accordance with N.J.A.C. 5:93-4.2 include:

- (1) Agricultural lands shall be excluded when the development rights to these lands have been purchased or restricted by covenant
- (2) Environmentally sensitive lands
- (3) Historic and architecturally important sites
- (4) Active recreational lands
- (5) Conservation, parklands and open space lands
- (6) Individual sites that the Council on Affordable Housing [or Court] determines are not suitable for low and moderate income housing

All vacant and underdeveloped sites were analyzed. Specific areas that were excluded included:

- (1) Presence of freshwater wetlands
- (2) Historic sites and Districts
- (3) Active recreational lands
- (4) Conservation, parklands and open space lands

The Borough is located within the Jersey Homesteads Historic District which was added to the New Jersey Register of Historic Places and to the [National Register of Historic Places](#) in 1983, including "all that area within the corporate boundaries of the Borough of Roosevelt". Pursuant to N.J.A.C. 5:93.4.2 (e)3:

3. Historic and architecturally important sites may be excluded as follows:

- i. *Historic and architecturally important sites shall be excluded if such sites were listed on the State Register of Historic Places in accordance with N.J.A.C.7.4 prior to the submission of the petition of substantive certification.*
- ii. *Municipalities may apply to exempt a buffer area to protect sites listed on the State Register of Historic Places. The Council shall forward such request to the Office of New Jersey Heritage for a recommendation pertaining to the appropriateness and size of a buffer.*
- iii. *Upon receipt of the Office of New Jersey Heritage's recommendation, the Council shall determine if any part of a site should be eliminated from the inventory described in (d) above.*
- iv. *Within historic districts, a municipality may regulate low and moderate income housing to the same extent it regulates all other development.*

COAH Rules, N.J.A.C. 5:93.4.2 (f), provide that consideration be given to “the character of the area surrounding each site and the need to provide housing for low- and moderate-income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory. The minimum presumptive density shall be six (6) units per acre and the maximum presumptive set-aside shall be 20 percent. The density and set-aside of each site shall be summed to determine the RDP of each municipality.”

The result of the vacant land inventory is that there are 12 potential properties in the Borough that are vacant, farmland or underdeveloped as shown in Exhibit 2. Of that number all met the listed exclusions and resulted in a potential affordable set-aside of zero (0) units. The resulting Realistic Development Potential (RDP) for the Borough of Roosevelt is therefore 0 affordable units.

FAIR SHARE PLAN

A “Fair Share Plan” is defined as a plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the Housing Plan Element. It can include the draft ordinances necessary to implement the Housing Plan. A Fair Share Plan is defined as follows:

N.J.S.A. 52:27D-304. Definitions

- v. *"Fair share plan" means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing*

element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

The need for affordable housing in New Jersey in Round 4 is divided into two components:

- * *Present Need or Rehabilitation Obligation* – The Present need obligation, also known as the Rehabilitation Obligation, represents the number of existing housing units that are both “deficient” and occupied by low- and moderate-income households for the fourth round (July 2, 2025 – June 30, 2035). Pursuant to 52:27D-304.2. 6.a.:

“Municipal present need for each 10-year round of affordable housing obligations shall be determined by estimating the deficient housing units occupied by low- and moderate-income households in the region, following a methodology similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof.”

- * *Prospective Need Obligation* - The prospective need obligation for Round 4 covers the time period July 2, 2025 through June 30, 2035. It is defined as follows:

"Prospective need" means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

- * Pursuant to P.L. 2024, c.2 (the “Act”) methodology was adopted to calculate every municipality’s present and prospective need affordable housing obligation for the Fourth Round (2025-2035). The Act directed the Department of Community Affairs (“DCA”) to apply the methodology and render non-binding calculations of each municipality’s present and prospective affordable housing obligations to be contained in a report to be issued not later than October 20, 2024.

The Borough’s Fair Share Plan presents a realistic opportunity to provide for its projected affordable housing obligation for Rounds 1 through 4. The Borough’s Fair Share Plan is comprised of three categories as follows:

Prior Round Obligation (Round 1-3) (77 units)

The prior round obligations covered the period from 1987 through 1999 for Rounds 1 and 2 and

2015 through 2025 for Round 3. The Borough's Prior Round obligation was 29 units for Round 1 and 2 and 48 units for Round 3. The Round 3 obligation is pursuant to the "Jacobson decision" in which Mercer County Assignment Judge Mary C. Jacobson's Opinion (March 18, 2018) addressed methodologies for determining four components that comprise regional and municipal fair share affordable housing obligations for New Jersey municipalities: Present Need, Prior Round Obligation, Gap Period Obligation and Prospective Need.

Round 4 Present Need (30 units):

With respect to the present need obligation of 30 units the Borough will work with a qualified entity to administer an affordable housing rehabilitation program to address the rehabilitation obligation for the Round 4 period including for-sale and rental units pursuant to applicable regulations to the extent the Borough has adequate funding.

Round 4 Prospective Need (20 units):

Prospective need is a measure of low-and-moderate income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 2025 through 2035 and is calculated by the New Jersey DCA to be 20 units.

Cumulative Prior Round and Prospective Need Obligation (Round 1 through 4)

The prior round obligation and prospective need obligation is a cumulative number that is required to be addressed. The prior round obligation and prospective need totals 97 units ($77 + 20 = 97$)

The cumulative obligation continues to be subject to a vacant land adjustment as it was for Rounds 1 through 3. The Borough reviewed and updated its Round 3 vacant land adjustment and continued to yield a Realistic Development Potential (RDP) calculation of zero (0) affordable housing units for Round 4.

The cumulative Round 1 through 4 obligation of 97 units will be adjusted to 0 units pursuant to a vacant land inventory, as described in this Housing Plan, resulting in an "unmet need" of 97 units ($97 - 0 = 97$).

Housing Plan Summary

The prospective need obligation continues to be subject to a vacant land adjustment as it was for Rounds 1 through 3. The Borough reviewed and updated its vacant land adjustment to determine if there were any change in circumstances since the prior Housing Plan in 2021. That review concluded that no additional changes in circumstance exist beyond the Realistic Development Potential (RDP) calculation of zero (0) affordable housing units (See Exhibit 2).

Roosevelt Solar Village (Block 7, lot 24) on North Valley Road is a 20 unit one and two bedroom

rental development operated by Cervelli Management that is within the AH zone. The units are opened to qualified affordable persons that are 62 years or older or 18 years and older that are physically challenged and have mobility impairment. It was constructed under the Farmers Home Administration Section 515 Program and completed and occupied in 1984. Exhibit 6 provides the deed restriction for the property. The deed restriction was renewed on December 18, 2014 for a term of 30 years and expiring on December 18, 2044. The 20 credits will be applied to the Borough's "unmet need".

With respect to the present need (rehabilitation) obligation of 30 units the Borough will work with a qualified entity to administer an affordable housing rehabilitation program to address the rehabilitation obligation for the Round 4 period including for-sale and rental units pursuant to applicable regulations to the extend the Borough has adequate funding.

25% Requirement – (52:27D-310.1) for Vacant Land Adjustment Municipalities

For municipalities that receive a vacant land adjustment of its prospective obligation N.J.S.A. 52:27D-310.1 states that a municipality is required to address at least 25 percent of the prospective need obligation that has been adjusted through adoption of realistic zoning as follows:

“C.52:27D-310.1 Computing municipal adjustment, exclusions.

1. Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall, as part of the process of adopting and implementing its housing element and fair share plan, identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so. When computing a municipal adjustment regarding available land resources as part of the determination of a municipality's fair share of affordable housing, the municipality, in filing a housing element and fair share plan pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), shall exclude from designating, and the process set forth pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) and section 13 of P.L.1985, c.222 (C.52:27D-313) shall confirm was correctly excluded, as vacant land.”

Based on the plain reading of the statute, the Borough is required to continue to address its zero unit RDP which it has done in its prior Housing Plan Element and Fair Share Plan and will continue to do so. With regard to the 25% requirement, the Borough's adjusted Round 4 prospective need is zero, as there has been no change in circumstance that have given rise to a Round 4 RDP.

EXHIBITS

Exhibit 1 - Low-and-Moderate Income Households – 2023 Rental and Sales Prices

Exhibit 2 - Vacant Land Inventory and Realistic Development Potential (RDP) Chart

Exhibit 3 - Vacant land Inventory Map

Exhibit 4 - Existing Land Use Map

Exhibit 5 - Zoning Map

Exhibit 6 – Solar Village Deed Restriction

Exhibit 1
Low-and-Moderate Income Households –
2023 Rental and Sales Prices

BOROUGH OF ROOSEVELT

2023 RENTAL HOUSING RATES

FOR LOW AND MODERATE INCOME HOUSEHOLDS

2023 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person
Median	\$91,038	\$97,540	\$104,043	\$117,048	\$130,054	\$135,256	\$140,458
Moderate (1)	\$72,830	\$78,032	\$83,234	\$93,639	\$104,043	\$108,205	\$112,367
Low (2)	\$45,519	\$48,770	\$52,022	\$58,524	\$65,027	\$67,628	\$70,229

(1) 80 Percent of Median Income

(2) 50 Percent of Median Income

(3) 57.5% Avg. (NJAC 5:93-7.4 (b))

Source: 2022 Affordable Housing Regional Income Limits by Household Size

Monthly Maximum Affordable Rental Rates (1)

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person
Moderate	\$1,820.75	\$1,950.80	\$2,080.85	\$2,340.98	\$2,601.08	\$2,705.13	\$2,809.18
Utility Allow (2)	\$197.00	\$197.00	\$264.00	\$328.00	\$363.00	\$363.00	\$445.00
Total	\$1,623.75	\$1,753.80	\$1,816.85	\$2,012.98	\$2,238.08	\$2,342.13	\$2,364.18
Low	\$1,137.98	\$1,219.25	\$1,300.55	\$1,463.10	\$1,625.68	\$1,690.70	\$1,755.73
Utility Allow (2)	\$95.00	\$107.00	\$118.00	\$130.00	\$142.00	\$148.00	\$153.00
Total	\$1,042.98	\$1,112.25	\$1,182.55	\$1,333.10	\$1,483.68	\$1,542.70	\$1,602.73

(1) Assumes 30 percent of monthly gross income.

(2) Allowance for Tenant-Furnished Utilities and Other Services based upon N.J.D.C.A., Division of Housing and Community Resources, Section 8 Housing Program: Heating, cooking and water heating (natural gas); lighting, refrigeration and other electric; water; and sanitary sewer (July 1, 2023)

(Utility allowances per person rates extrapolated from N.J.D.C.A. bedroom rates)

* N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.

Prepared By: Thomas Planning Associates May 1, 2025

BOROUGH OF ROOSEVELT
2023 SALES PRICES FOR SINGLE FAMILY DETACHED HOUSING
UNITS
FOR LOW AND MODERATE INCOME HOUSEHOLDS

2023 Affordable Income Limits
Region 4 (Monmouth, Mercer and Ocean)

Income	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person
Median	\$91,038	\$97,540	\$104,043	\$117,048	\$130,054	\$135,256	\$140,458
Moderate (1)	\$72,830	\$78,032	\$83,234	\$93,639	\$104,043	\$108,205	\$112,367
Low (2)	\$45,519	\$48,770	\$52,022	\$58,524	\$65,027	\$67,628	\$70,229

(1) 80 Percent of Median Income

(2) 50 Percent of Median Income

(3) 57.5% Avg. (NJAC 5:93-7.4 (b))

Source: 2022 Affordable Housing Regional Income Limits by Household Size

Maximum Moderate Income Affordable Unit Sales Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person
Moderate *	\$1,699.37	\$1,820.75	\$1,942.13	\$2,184.91	\$2,427.67	\$2,524.78	\$2,621.90
(-) Property Insurance (1)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Mortgage/Month (2)	\$1,075.71	\$1,153.46	\$1,231.21	\$1,386.72	\$1,542.22	\$1,604.42	\$1,666.63
(-) Mortg. Ins./Month (3)	\$74.49	\$79.88	\$85.26	\$96.03	\$106.80	\$111.11	\$115.41
(-) Property Tax/Month (4)	\$529.17	\$567.41	\$605.66	\$682.16	\$758.65	\$789.25	\$819.85
5% Downpayment Required	\$11,174	\$11,981	\$12,789	\$14,404	\$16,020	\$16,666	\$17,312
Max. Sales Price	\$223,477	\$239,629	\$255,782	\$288,089	\$320,394	\$333,317	\$346,240

Maximum Low Income Affordable Sales Unit Prices

	1 Person	1.5 Person*	2 Person	3 Person	4 Person	4.5 Person*	5 Person
Low **	\$1,062.11	\$1,137.97	\$1,213.85	\$1,365.56	\$1,517.30	\$1,577.99	\$1,638.68
(-) Property Insurance (1)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Mortgage/Month (2)	\$667.52	\$716.11	\$764.71	\$861.89	\$959.08	\$997.96	\$1,036.83
(-) Mortg. Ins./Month (3)	\$46.23	\$49.59	\$52.96	\$59.69	\$66.42	\$69.11	\$71.80
(-) Property Tax/Month (4)	\$328.37	\$352.27	\$376.18	\$423.98	\$471.80	\$490.92	\$510.04
5% Downpayment Required	\$6,934	\$7,439	\$7,943	\$8,953	\$9,962	\$10,366	\$10,770
Max. Sales Price	\$138,676	\$148,770	\$158,868	\$179,057	\$199,249	\$207,325	\$215,401

* N.J.A.C. 5:93-7.4 requires that one bedroom units shall be affordable to 1.5 person households and three bedroom units shall be affordable to 4.5 person households.

** Assumes 28 percent of gross income per month

(1) Assume property owners insurance of \$20.00/month

(2) Assume a 4.50 percent interest rate on mortgage over 30 years.

(3) Assume mortgage insurance of \$4.00/\$1,000 property value.

(4) Assume general tax rate of 2.850 and Equalization Ratio of 99.70 for 2023

Prepared By: Thomas Planning Associates May 1, 2025

Exhibit 2
Vacant Land Inventory and Realistic Development Potential (RDP)
Chart

BOROUGH OF ROOSEVELT

REALISTIC DEVELOPMENT POTENTIAL (RDP)

Note: Public properties are not shown in this build-out analysis including County of Monmouth, NJDEP and Borough of Roosevelt

No.	Address	Land Use	Block	Lot(s)	Zone	Total Parcel (Acres)	minus	Wetlands (Acres)	Upland Area (Acres)	Estimated Number of Units @ 6 Units Per Acre	Potential Affordable Lots @20% set-aside	Notes and / or Exclusions
1	11 Nurko Road	Farmland Preservation	1	1,2,3,7,8	R-AG400	81.0	-	5.9	75.1	0	0	Farmland Preservation (Deed does not permit any expansion or new residential structures)
2	5 Nurko Road	Farm	1	6	R-AG400	9.3	-	0.0	9.3	0	0	Historic site and district; Farmhouse already on lot - no potential for another house per zoning
3	3 Nurko Road	Farm	1	10	R-AG400	29.8	-	0.0	29.8	0	0	Historic site and district
4	Nurko Road	Farmland Preservation	2	1,2,3	R-AG400	151.1	-	80.2	70.9	0	0	Farmland Preservation (Deed does not permit any expansion or new residential structures)
5	17 Tamara Drive	Vacant	4	38	R-40	1.0	-	0.9	0.1	0	0	Lot constrained by wetlands
6	N. Rochdale Ave.	Farmland Preservation	5	4, 6, 7	R-AG400	29.0	-	0.3	28.7	0	0	Owned by Fund for Roosevelt - Preserved for open space / agricultural use
7	59 North Rochdale Ave.	Farm	5	12	R-AG400	9.7	-	1.5	8.2	0	0	Historic site and district
8	37 North Valley Drive	Residential; underdeveloped	7	1	R-100	7.4	-	0.0	7.4	2	0	Underdeveloped residential - 2 additional houses potential per zoning
9	39 Clarksburg Rd.	Residential; underdeveloped	14	3	R-40	5.4	-	1.6	3.8	0	0	Historic site and district
10	64 - 66 Lake Drive	Farm	7	10,02,10,03, 10,04	R-AG400	36.4	-	15.2	21.2	0	0	Two separate lots with two existing houses; historic site and district
11	6 Cedar Ct.	Vacant	2	50	R-40	0.5	-	0.0	0.5	0	0	Size of property
12	5 Cedar Ct.	Vacant	2	51	R-40	0.5	-	0	0.5	0	0	Size of property
TOTAL						361.0		105.6	255.4	2	0	

Prepared by: Thomas Planning Associates, L.L.C.
 Prepared: January 6, 2022; Updated May 1, 2025
 Sources: Borough of Roosevelt G.I.S. & MODIV data; NJDEP Geo Web Data

Exhibit 3
Vacant land Inventory Map



2 Block
1 Lot



Streams
Lakes

VACANT LAND INVENTORY

BOROUGH OF ROOSEVELT
Monmouth County, New Jersey

- Historic Site
- Borough Park/Open Space
- Farmland Preservation
- County / Perrineville Lake Park
- NJDEP / Assumpink WMA
- Underdeveloped
- Vacant - Private
- Farm Qualified

Source: Borough of Roosevelt G.I.S.
Base Map and Tax Assessment Data
Prepared: June 1, 2025

0 250 500 1,000 1,500
Feet



Exhibit 4
Existing Land Use Map



EXISTING LAND USE **BOROUGH OF ROOSEVELT** **Monmouth County, New Jersey**

Residential	Borough Facility
Farm House (Regular)	Borough Park/Open Space
Apartment	Vacant - Private
Commercial	Farm Qualified
Industrial	Farmland Preservation
School	County / Perrineville Lake Park
Quasi-Public	NJDEP / Assumpink WMA
Cemetery	

Source: Borough of Roosevelt G.I.S.
 Base Map and Tax Assessment Data

Prepared: January 10, 2022

0 250 500 1,000 1,500
 Feet

THOMAS PLANNING ASSOCIATES, LLC
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 tath@tpa.net

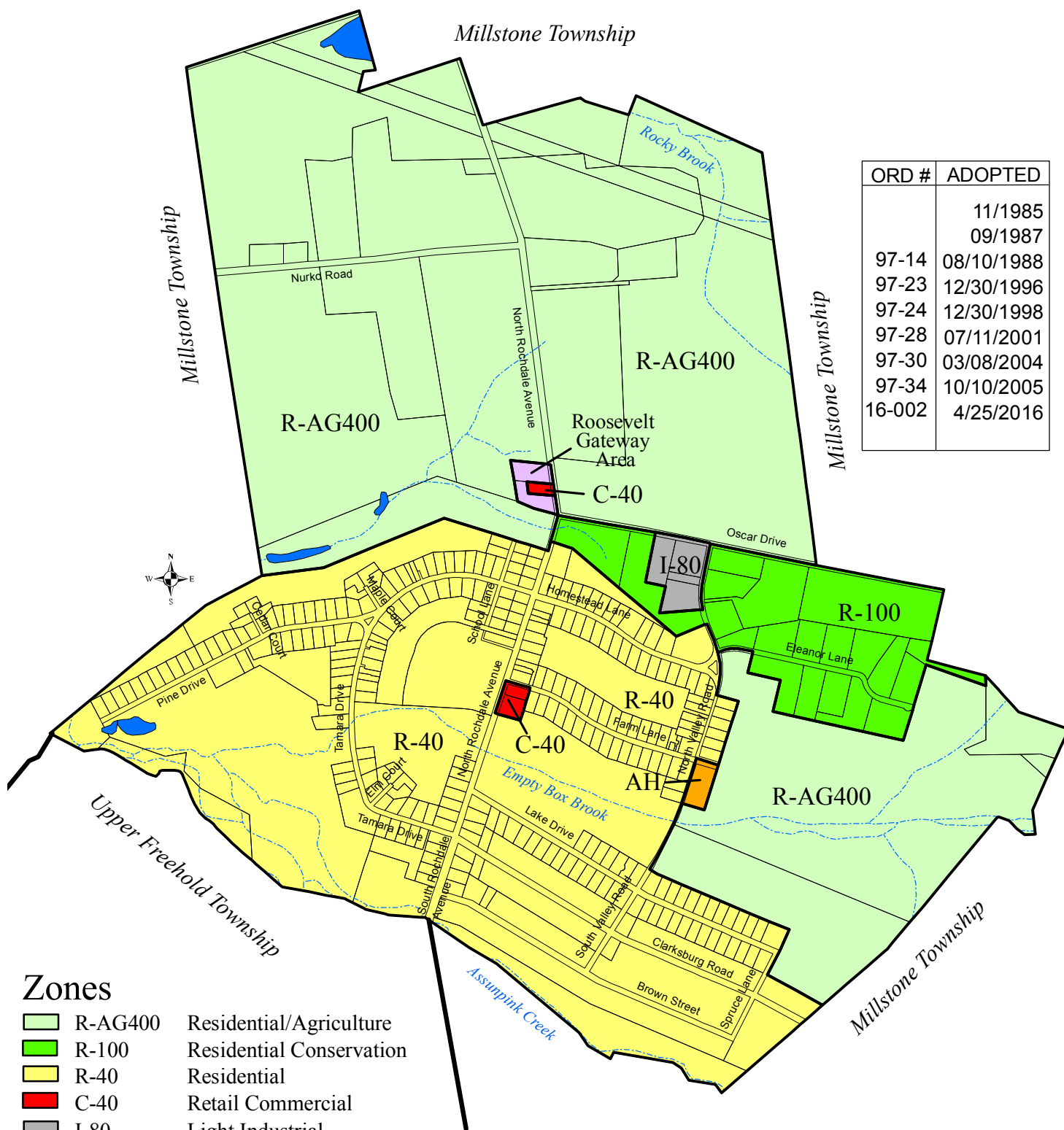
Exhibit 5
Zoning Map

Millstone Township

Millstone Township

Millstone Township

ORD #	ADOPTED
	11/1985
	09/1987
97-14	08/10/1988
97-23	12/30/1996
97-24	12/30/1998
97-28	07/11/2001
97-30	03/08/2004
97-34	10/10/2005
16-002	4/25/2016



Zones

- R-AG400 Residential/Agriculture
- R-100 Residential Conservation
- R-40 Residential
- C-40 Retail Commercial
- I-80 Light Industrial
- AH Affordable Housing
- Roosevelt Gateway Area

- Streams
- Lakes

ZONING MAP

BOROUGH OF ROOSEVELT

Monmouth County, N.J.

Prepared: November 21, 2017

0 500 1,000 2,000 3,000 Feet

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T. Andrew Thomas, P.P., A.I.C.P.
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Exhibit 6
Solar Village Deed Restrictions

DEC 26 2014

Form Approved
OMB No. 0575-0190

**MULTI-FAMILY HOUSING PRESERVATION AND REVITALIZATION
RESTRUCTURING PROGRAM (MPR)**



RESTRICTIVE USE COVENANT

WHEREAS, Roosevelt Senior Citizens Housing Corporation ("Owner"), or a predecessor in interest, received a loan from the United States of America, acting through the Rural Housing Service in Rural Development, formerly known as Farmers Home Administration, ("Agency"), United States Department of Agriculture which was evidenced by a promissory note or assumption agreement dated August 18, 1982 in the original amount of \$1,150,000 and secured by a certain Deed of Trust or Mortgage dated August 18, 1982. Said loan was reamortized by a Reamortization Agreement on October 1, 1994 in the amount of \$1,046,848.64 and again on January 1, 2015 in the amount of \$952,934.46. Owner has received an additional loan from the Agency evidenced by a promissory note dated December 18, 2014 in the original amount of \$1,039,979 and a Reamortization Agreement dated January 1, 2015, in the amount of \$952,934.46 and secured by a certain Deed of Trust or Mortgage dated December 18, 2014. Said mortgage also secures the Reamortization Agreement dated January 1, 2015. All mortgages are and recorded in the land records for the City or County of Monmouth for the purpose of providing housing in accordance with section 515 Title V of the Housing Act of 1949, as amended ("Program"); and

WHEREAS, as a condition to and in consideration for the Owner's participation in the Rural Development's MPR Program, the Owner and the Agency entered into that certain Multi-Family Housing Preservation and Revitalization Restructuring Conditional Commitment dated August 5, 2014 as amended through the date hereof, pursuant to which the parties have agreed, among other things, to certain restrictions on the use of the property as more particularly described in Exhibit A ("Property") attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the restrictions on the Property, the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, for themselves and for their respective successors and assigns, hereby covenant and agree as follows:

- 1. Term.** The period of restriction shall begin on December 18, 2014 and end on December 18, 2044 ("Term").

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0190. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

EXHIBIT A
LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Roosevelt, in the County of Monmouth, State of New Jersey:

BEGINNING at a point in the Easterly line of South Valley Road (50 feet wide), distant 12.5 feet Southerly from the intersection of the said line of South Valley Road with the Easterly prolongation of the Southerly line of Farm Lane (50 feet wide) and running; thence

1. South 72 degrees 43 minutes East, a distance of 200 feet to a point; thence
2. South 17 degrees 17 minutes West, a distance of 400 feet to a point; thence
3. North 72 degrees 43 minutes West, a distance of 202.59 feet to a point in the aforesaid Easterly line of South Valley Road; thence
4. Northerly, along the said line of South Valley Road, on a curve bearing to the left having a radius of 3025 feet, an arc distance of 125.21 feet to a point of tangency; thence
5. North 17 degrees 17 minutes East, still along same, 274.82 feet to the point and place of BEGINNING.

Note for Information Only:

Also known as Lot(s) 24, Block 7, on the official tax map of Borough of Roosevelt, County of Monmouth, in the State of New Jersey.

2. Use Requirement. The Owner, and any successors in interest, agree to use the Property in compliance with 42 U.S.C. § 1485 and 7 C.F.R part 3560, and any other applicable regulations and amendments, for the purpose of housing program eligible very low-, low-, or moderate-income tenants.

3. Enforcement. The Agency and program eligible tenants or applicants may enforce these restrictions so long as the Agency has not terminated the Restrictive Use Covenant pursuant to paragraph 8 below.

4. Displacement Prohibition. The Owner agrees not to refuse to lease a dwelling unit offered for rent, or otherwise discriminate in the terms of tenancy, solely because any tenant or prospective tenant is the recipient of housing assistance from the Agency or any other federal agency.

5. Capital Needs Assessment. The Agency periodically, but not more often than every five (5) years, may require the Owner to commission an updated 20-year capital needs assessment, in form and substance acceptable to the Agency. If the Agency accepts the capital needs assessment, the Agency shall approve its cost to be reimbursed from the Property's reserve account. If the Agency concludes that the monthly deposit to the reserve account should be adjusted based on the results of the capital needs assessment, the Agency shall require and the Owner agrees to make, such adjustment.

6. Owner's Responsibilities. The Owners agrees to: set rents, other charges, and conditions of occupancy in a manner to meet these restrictions; post an Agency approved notice of this restriction for the tenants of the property; to adhere to applicable local, state, and Federal laws; and to obtain Agency concurrence for any rental procedures that deviate from those approved at the time of prepayment, prior to implementation.

7. Civil Rights Requirements. The Owner will comply with the provisions of any applicable federal, state or local law prohibiting discrimination in housing on the basis of race, color, religion, sex, national origin, handicap or familial status, including but not limited to: Title VI of the Civil Rights Act of 1964 (Public Law 90-284, 82 Stat. 73), the Fair Housing Act, Executive Order 11063, and all requirements imposed by or pursuant to the Agency regulations implementing these authorities, including, but not limited to, 7 CFR 3560.104

8. Release of Obligation. The Owner will be released from these obligations before the termination period set in paragraph 1 only when the Agency determines that there is no longer a need for the housing or that financial assistance provided the residents of the housing will no longer be provided due to no fault, action or lack of action on the part of the Owner.

9. Violations; the Agency's Remedies. If the Agency determines that the Owner has violated any of the terms of this covenant, including, but not limited to, failure to comply with any of the requirements imposed under this covenant, the Agency shall

notify the Owner of its determination and the Owner shall have sixty (60) calendar days after receipt of such notification in which to cure the violation. Promptly following the expiration of the foregoing sixty (60) day period, the Agency shall re-inspect the Property and/or take other investigative steps as it deems necessary in order to ensure compliance. The failure to cure any violation to the Agency's satisfaction within such sixty (60) day period shall constitute a non-monetary default under 7 CFR 3560.452, which may result in the acceleration of the section 515 mortgage that is held by the Agency and secured by the Property, and, the imposition of any other remedies, administrative actions and/or sanctions provided under or authorized by applicable law and regulations, including those provided under 7 CFR 3560.461 and 7 CFR 3560.456. The parties further agree that upon any default under this covenant, the Agency may apply to any court, state or federal, for specific performance of this Agreement, for an injunction against violation of this covenant or for such other equitable relief as may be appropriate, since the injury to the Agency arising from a violation under any of the terms of this covenant would be irreparable and the amount of damage would be difficult to ascertain.

10. Covenants to Run with Land. The Owner hereby subjects the Property to the covenants, reservations and restrictions set forth in this covenant. The Owner hereby declares its express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants running with the land to the extent permitted by law and shall pass to and be binding upon the successors in title to the Property throughout the Term. Each and every contract, deed, mortgage or other instrument hereafter executed covering or conveying the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. The Agency hereby agrees that, upon the request of the Owner made on or after the Term of this covenant, the Agency shall execute a recordable instrument approved by the Agency for purposes of releasing this covenant of record. All costs and expenses relating to the preparation and recording of such release shall be paid by the Owner.

11. Superiority. The document hereto constitutes a restrictive covenant that is filed of record, with all other Deeds of Trusts or Mortgages, and that, notwithstanding a foreclosure or transfer of title pursuant to any other instrument or agreement, the restrictive covenants and provisions hereunder shall remain in full force and effect.

12. Subsequent Modifications and Statutory Amendments. The Agency may implement modifications necessitated by any subsequent statutory amendment without the consent of any other party, including those having the right of enforcement, to require that any third party obtain prior the Agency approval for any enforcement action concerning preexisting or future violations of this covenant.

13. Other Agreements. The Owner represents and warrants that it has not and will not execute any other agreements with provisions contradictory or in opposition to the provisions of this covenant and that, in any event, the provisions of this covenant are

paramount and controlling as to the rights and obligations set forth herein and supersede any other conflicting requirements.

14. Binding Effect. Upon conveyance of the Property during the Term, the Owner shall require its successor or assignee to assume its obligations under this covenant. In any event, this covenant shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and/or assigns.

15. Amendment. This covenant may not be modified except by an instrument in writing executed by each of the parties that are signatories hereto.

16. Severability. Notwithstanding anything herein contained, if any one or more of the provisions of this covenant shall for any reason whatsoever be held to be illegal, invalid or unenforceable in any respect, such illegality, invalidity or unenforceability shall not affect any other provision of this covenant, but this covenant shall be construed as if such illegal, invalid or unenforceable provision had never been contained herein.

17. Headings. The headings and titles to the sections of this covenant are inserted for convenience only and shall not be deemed a part hereof nor affect the construction or interpretation of any provisions hereof.

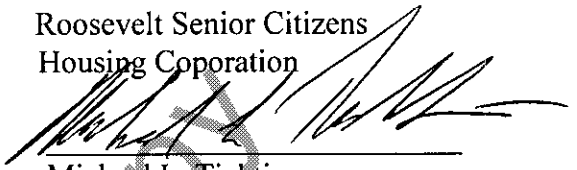
18. Governing Law. This covenant shall be governed by all applicable federal laws.

19. Counterparts. This covenant may be executed in any number of counterparts, all of which counterparts shall be construed together and shall constitute but one covenant.

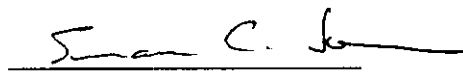
IN WITNESS WHEREOF, the parties hereto have caused this Restrictive Use Covenant to be executed and made effective as of the date first above written.

OWNER: Roosevelt Senior Citizens
Housing Coporation,
a New Jersey Non-Profit
Corporation

By: Roosevelt Senior Citizens
Housing Coporation


Michael L. Ticktin
President

WITNESS/ATTEST:


Susan Carol Jones
Secretary

M. CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2015013043
RECORDED ON
Feb 18, 2015
1:59:12 PM
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PAGE: 3886
Total Pages: 7

COUNTY RECORDING FEES \$90.00
TOTAL PAID \$90.00

Not Certified Copy

ACKNOWLEDGMENT

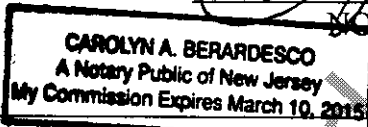
STATE OF NEW JERSEY, COUNTY OF MONMOUTH, BOROUGH OF ROOSEVELT

I CERTIFY that on December 18, 2014, Michael L. Ticktin, President of Roosevelt Senior Citizens Housing Corporation, a New Jersey Non-Profit Corporation, personally came before me and stated to my satisfaction that he

- 1) Was the maker of the within instrument;
- 2) Was authorized to and did execute this instrument as President of Roosevelt senior Citizens Housing Corporation, the entity named in this instrument ; and
- 3) Executed this instrument as the act of the entity named in this instrument.

Carolyn A. Berardesco
NOTARY PUBLIC

My commission expires: _____



Not Certified

R&R to: Acct #183
Dilworth Paxson LLP
One River Centre
331 Newman Springs Rd
Building 1, Suite 136
Red Bank, NJ 07701
R&R