

Plans, Master Plans and Amendments

Report to the Board June 9, 2021 through July 8, 2021

Municipality	Rockaway Borough
Documents	Housing Element and Fair Share Plan
Public Hearing	July 6, 2021
Summary	Third Round Housing Element and Fair Share Plan prepared in accordance with an amended settlement agreement with the Fair Share Housing Center.

- The Rockaway Borough Housing Element and Fair Share Plan was prepared in accordance with a settlement agreement with the Fair Share Housing Center, and identifies the Borough’s affordable housing obligations as follows:
 - Present Need Obligation (Rehabilitation): 30 units
 - Prior Round Obligation (1987-1999): 43 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 176 units

- The Borough will address its 30-unit Rehabilitation Obligation through participation in the Morris County Division of Housing and Community Development rehabilitation program and the allocation of funding for qualified rehabilitation projects in the Borough’s Spending Plan.
- The Borough will address its Prior Round Obligation, which was previously unaddressed, in combination with its Third Round Obligation.
- As pertains to the combined Third Round Obligation, the Borough seeks a vacant land adjustment, under which it has determined that it’s Realistic Development Potential (RDP), is 22 units, leaving an unmet need of 195 units. The Borough will address its this RDP through a combination of credits available via existing developments and related bonus credits.
- The Borough will address its Unmet Need of 195 units through a combination of existing surplus credits from prior developments, rental bonuses, overlay affordable housing ordinances for five sites, and the creation of a new inclusionary housing zone in the Borough’s central commercial area. The Borough has also adopted a mandatory set-aside ordinance (2018) requiring that all new multifamily residential developments of five units or more set aside 20% of units for low and moderate income housing.