

Roxbury Township  
Morris County

Housing Plan Element  
Fair Share Plan

Adopted:  
December 2, 2015

Roxbury Township Planning Board

In Consultation with Banisch Associates, Inc.

A handwritten signature in black ink, appearing to read 'Charles T. McGroarty', with a long horizontal flourish extending to the right.

Charles T. McGroarty, PP, AICP  
License No. 4145

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

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## Executive Summary

This Housing Plan Element has been prepared in accordance with the Municipal Land Use Law . specifically N.J.S.A. 40:55D-28b(3), to address Roxbury Township's cumulative housing obligation for the period commencing in 1987 and extending to the conclusion of the year 2024.

This Plan has also been prepared pursuant to the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.) which outlines the mandatory requirements for a Housing Plan Element, including an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township's residents and a discussion of municipal employment characteristics. As required by the New Jersey Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare a Housing Element as part of the community's Master Plan.

The Township of Roxbury secured substantive certification from the Council on Affordable Housing (COAH) on August 12, 2009. This new plan is in response to the New Jersey Supreme Court decision on March 20, 2015 [In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing] wherein the Court, in reference to those municipalities that did receive third round substantive certification, stated the following:

*Because municipalities that received a grant of substantive certification promulgated housing plans in compliance with the invalidated growth share based Third Round Rules, additional court review of such towns' housing plans will be necessary. The ordinance adopted by any such municipality, in furtherance of an approved housing element, must be evaluated to determine if they provide for a realistic opportunity for the municipality to achieve its "fair share of the present and prospective regional need for low and moderate income housing." Mount Laurel II, supra, 92 N.J. at 205 (citing Mount Laurel I, supra, 67 N.J. at 174). Supplementation of a plan may be necessary to ensure to the court's satisfaction that the town has provided a realistic opportunity for its fair share of present and prospective regional need for low and moderate income housing need in keeping with prior rounds' methodologies. The considerations to be employed in that analysis are addressed in Part V.*

In the absence of established State-wide numbers regarding affordable housing need at the present time, this Plan relies upon the affordable housing obligation numbers for the Township of Roxbury as established by COAH in N.J.A.C. 5:99, the Third Round Substantive Rules. Although COAH deadlocked on the vote to adopt the new rules and numbers at their October 20, 2014 meeting, the process was subject to a thorough public vetting and comment process and, most importantly, the municipal obligations were established in accordance with the methodologies similar to the first and second rounds in accordance with the aforementioned N.J. Supreme Court's March 2015 decision directing municipalities to: "...demonstrate to the court computations of housing need and municipal obligations based on those methodologies."

Roxbury's prior round obligation per N.J.A.C. 5:99 for the cumulative period of 1987 through 2014 is 276 units. The Township's fair share obligation for the next ten-year period of 2014 through 2024 is 82 units. The third component, a rehabilitation obligation, is 78 units. Thus,

pursuant to N.J.A.C. 5:99, Roxbury Township's affordable housing obligation totals 358 units [276 + 82] along with a 78 unit rehabilitation requirement.

This Plan therefore modifies Roxbury's 2009 Third Round HE/FSP which did receive Substantive Certification from COAH, to reflect the obligation set forth in N.J.A.C. 5:99 instead of the growth share methodology. In so doing, Roxbury's existing inventory of affordable housing and applicable bonus credits associated with same, and projected projects will fully satisfy the entire obligation and provide a surplus of affordable housing units.

To date Roxbury has 359 affordable units and 37 beds in group homes/supportive and special needs facilities for a total of 396 affordable units and beds either built or under construction. The Township also qualifies for 68 rental bonus credits for the cumulative prior round and 21 rental bonus credits for the third round. Applying the affordable units and group home / supportive and special needs housing beds, along with the applicable rental bonus credits, enables the Township to fully address both prior and prospective need with a surplus of 127 units and beds to apply to future rounds. Further, Roxbury has planned an additional four projects for a total of 48 units, the majority of which will be family rentals with several dedicated for family ownership. (See Table III)

Roxbury Township also has an active rehabilitation program in place funded through the Morris County's Office of Community Development's Community Development Block Grant program resulting in 52 units credited to date in accordance with established criteria. The Township will continue with the CDBG program to address the remaining 26 unit rehabilitation obligation.

Roxbury is in the process of updating the Municipal Build-Out Report of May 2011 conducted as part of Highlands Regional Plan Conformance. This analysis will be done in coordination with the Highlands Council to provide the most current and accurate assessment of developable land within the Township and will be utilized as part of the analysis for the revised HE/FSP, particularly in regard to the 4,303 acres (31 percent of the Township) situate in the Highlands Preservation Area. Further, the Township will evaluate the results of the forthcoming report by the Township's affordable housing expert in this matter, Econsult Solutions, Inc., to consider any adjustments to the HE/FSP that may be appropriate.

### **Prior Round Obligation**

Roxbury has a prior round obligation of 276 units. A Prior Cycle Credit for a group home (24 Steffanie Place) having 4 bedrooms was reflected in the Housing Element / Fair Share Plan that received substantive certification on November 5, 1997 is no longer included in the current third round HE/FSP as the property in question was sold in 2005 and is no longer a group home. The Township does have another group home which is classified as a prior cycle credit. It is located at 152 Mountain Avenue and consists of five bedrooms.

- 1987 – 1999: 161 units
- 1999 – 2014: 115 units
- **Total: 276 units**

## Rental Obligation

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

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

Rental requirement = .25(276 – 5 – 0 – 0)

.25(271) = 67.75 rounded up to 68

- **Minimum prior round rental obligation = 68 units**

## Age Restricted Units

[5:97-3.10 (c)1] The age-restricted maximum for the prior round obligation is based on the following formula:

Age-restricted maximum = 25%(prior round obligation + rehabilitation share – prior cycle credits – rehabilitation credits – impact of 20% cap – impact of the 1000 unit limitation – transferred or proposed RCA units addressing the prior round obligation)

This translates to the following: .25(276 + 35 – 5 – 35 – 0 – 0 – 0) and thus .25(271) = 67.75 rounded up to 68 units

- **Maximum number of age-restricted units permitted in prior round: 68**

**Table I**  
**Allocation of Units and Credits**  
**To Address Prior Round Obligation of 276 Units**

<b>Project</b>	<b>Type of unit</b>	<b>Number units / bedrooms</b>
216 Drake Lane	Group home	2
152 Mountain Ave.	Group home	5
Willow Walk Lakeside Village	Age-restricted rental **	68
River Park Village	Family rental	53
Dellamo	Family rental	35
Renaissance	Family rental	35
52 Main St.	Family rental	2
54 Main St.	Family rental	2
Buy down units*	-----	6
Rental bonus credits	-----	68
<b>Total</b>		<b>276</b>

\* Buy Down units completed: 10/31/2001; 1/25/2002; 2/27/2002; 3/14/2002; 4/18/2002; 7/29/2002

\*\* Willow Walk: (8 units allocated to 3<sup>rd</sup> round; 29 units allocated to 4<sup>th</sup> round)

## Total Third Round Obligation

Roxbury's Third Round obligation is 82 units. This obligation will be met with existing affordable housing inventory and will comply with requirements established by COAH in N.J.A.C. 5:97 with regard to mandates for family housing and rental units and limitations on the number of age-restricted units, and adhere to the bonus provisions set forth therein.

- 2014 – 2024: 82 units

### Components

Family unit obligation: 41 units

50% of 3<sup>rd</sup> round obligation [82 x .5 = 41]

Rental obligation: 21 units

25% of 3<sup>rd</sup> round obligation [82 x .25 = 20.5 rounded up to 21]

Rental units for families: 11 units

50% of rental unit obligation reserved for families [21 x .5 = 10.5 rounded up to 11]

Very-low income obligation: 11 units

(30% or less of median income) required: 13% [82 x .13 = 10.66 rounded up to 11]

Maximum age-restricted units: 21

25% of 3<sup>rd</sup> round obligation [82 x .25 = 20.5 rounded up to 21]

Total bonus credits: 21

Not to exceed 25% of prospective need [82 x .25 = 20.5 rounded up to 21]

**Table II**  
**Allocation of Units and Credits**  
**To Address Third Round Obligation of 82 Units**

<b>Project Name</b>	<b>Type of Affordable Unit</b>	<b>Number of units / bedrooms</b>
Willow Walk-Lakeside Village	Age-restricted (29 surplus units allocated to 4 <sup>th</sup> round)	8
River Park Villages	Family rental (27 surplus units allocated to 4 <sup>th</sup> round)	42
1 Kennedy Drive	Support/special needs*	4
87 Drake Lane	Support/special needs*	2
118 Drake Lane	Support/special needs*	2
128 Drake Lane	Support/special needs*	3
Rental bonus credits		21
<b>Total</b>		<b>82</b>

(\*) 11 credits for Very Low Income obligation

**Table III  
Surplus Units//Beds**

<b>Project Name</b>	<b>Type of Affordable Unit</b>	<b>Number of units / bedrooms</b>
<b>Existing</b>		
Willow Walk-Lakeside Village	Age-restricted	29
Willow Walk-Lakeside Village	Family rental	1
River Park Villages	Family rental	27
133 Landing Road	Family rental	4
11 Salmon Road	Family ownership	1
Muscarelle/Woodmont*	Family rental	46
200 Drake Lane	Support/special needs	2
170 Drake Lane	Support/special needs	3
134 Drake Lane	Support/special needs	1
184 Drake Lane	Support/special needs	3
20 Toby Drive	Support/special needs	2
102 South First Ave	Support/special needs	4
319 Emmans Road	Support/special needs	4
<b>SUBTOTAL</b>		<b>127</b>
<b>Proposed</b>		
King Town	Family rental	30
Roxbury DPW site	Family ownership	12
Edith Road	Family ownership	2
Port Morris Fire House	Family ownership	4
<b>TOTAL</b>		<b>175</b>

\* Under construction.

## **Rehabilitation**

Roxbury's Third Round rehabilitation obligation is 78 units. During the period of April 1, 2000 to November 2015, there have been 52 units which have received rehabilitation funds through the Morris County Community Development Program. Accordingly, the Township seeks credit for the 52 units as itemized in Table IV. Roxbury has a demonstrated history of success in satisfying the rehabilitation component and will continue to participate in the County program to fully address the remaining 26 unit obligation.

**Table IV  
Rehabilitation Units Eligible for Credit**

<b>Address</b>	<b>Block</b>	<b>Lot</b>	<b>Final Inspection</b>	<b>Total \$</b>
10 Little Lane	1	9	1/16/2001	13,451.00
124 Shippenport Road	18	1.1	10/7/2002	21,560.00
6 Henmar Drive	91	24	11/25/2002	6,664.00
24 Mapledale Avenue	342	2	5/8/2002	10,610.00
13 Canal Street	174	17	2/1/2002	3,650.00
6 Helen Street	367	5	1/24/2001	9,418.00
143 Kings Highway	196	2	3/21/2003	10,418.00
5 Gregory Drive	310	10	7/25/2000	8,185.00
504 Stevens Road	107	8	1/26/2001	11,025.00
574 Main Street	171	3	10/1/2001	9,793.00
333 Boonton Street	187	5	10/3/2000	15,785.00
214 Mt. Arlington Blvd.	100	15	3/23/2001	6,981.00
57 Mt. Arlington Road	15	25	8/17/2000	5,120.00
8 Kenvil Avenue	321	61	10/25/2000	5,810.00
446 Route 46	2	292	6/13/2001	13,037.42
358 West Dewey Avenue	10	33	6/28/2004	8,605.00
3 Chase Drive			2/21/2008	12,520.00
289 Emmans Road	47.4	7.1	10/27/2006	2,900.00
524 Davsel Road	118	29	9/13/2007	8,576.00
514 Colver Road	110	15	2/22/2006	2,200.00
49 Samon Road	129	23.3	6/6/2007	10,200.00
263 Kings Highway	21	3.7	9/24/2007	17,195.00
593 Main Street	10501	1	12/6/2007	15,000.00
15 Mapledale Avenue	340	12	2/22/2002	15,000.00
23 Meeker Street	321	17	3/22/2006	21,632.00
522 Logan Drive	110	20	12/10/2000	13,028.00
43 Kenvil Avenue	43	26	4/5/2004	3,575.00
543 Atlas Road	90	5	1/15/2004	15,732.00
8 Hercules Road	12	2	1/26/2004	9,390.00
634 Succasunna Road			1/8/2003	14,200.00
46 Berkshire Valley Road	11	10	3/24/2004	11,294.00
146 Kings Highway	183	7	11/12/2003	16,450.00
2 Bank Street	298	2	7/29/2002	2,100.00
502 Dell Avenue	11801	21	5/31/2006	22,016.00
14 Iroquois Ave	12014	2	1/10/2011	12,258.00
24 Condict Road	11309	3	9/1/2010	7,975.00
263 Kings Highway	21	3.7	9/24/2007	17,195.00
608 Succasunna Road	91	45	12/4/2008	13,963.00
362 Dewey Ave	10	32	8/21/2008	22,973.00
140 Shippenport Road			10/31/2008	13,000.00
36 Cayuga Ave	12107	4	12/3/2013	14,825.00
386 West Dewey Ave	7206	1		13,916.00
9 Raritan Ave	6301	5	7/17/2014	11,438.00
577 Rogers Drive	11085	17	2/4/2013	8,000.00
21 Little Lane	13001	13	4/5/2011	9,631.00
236 Main St.	6405	7	10/11/2011	13,004.00
31 St. Mary's Drive	1503	24	5/2/2012	9,270.00
56 Vail Rd	11105	19	12/5/2011	8,002.00
7 East Maple Ave	2104	7	7/27/2012	10,300.00
74 N. Dell Ave	6901	8	2/18/2013	4,000.00
515 Mansel Dr	11801	9		10,300.00
29 Ford Rd	11105	29	6/30/2011	13,624.00

## **Summary of Roxbury's Affordable Housing Performance**

As demonstrated in this Housing Element, Roxbury Township will meet both its prior round and prospective third round obligation and will continue to address the rehabilitation obligation through the Morris County CDBG program. Roxbury continues to pursue opportunities to provide affordable housing with an additional four projects in the planning stages anticipated to produce 48 family units.

## **Spending Plan**

Roxbury Township secured COAH approval of its Spending Plan on August 4, 2009. A revised and updated Spending Plan will be prepared consistent with the Fair Share Plan set forth herein.

**APPENDIX A**  
**Inventory of Municipal Housing Conditions**

The primary source of information for the inventory of the Township's housing stock is the 2010 U.S. Census, with data reflecting conditions in 2010. While many of the datasets used in this analysis reflect the traditional 2010 data, the Census now provides data based on the American Community Survey 1, 3 and 5 year estimates. These sets are used particularly for physical housing characteristics. Because of the new data reporting methods, some differences in table totals may occur.

According to the 2010 Census, the Township had 8,459 housing units, of which 8,070 (95%) were occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consisted of one-family, detached dwellings (79.6% of the total, compared to 66.5% in the County), there were 1,722 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 12.2%, compared to 24.1% in Morris County and 36% in the State.

**Table 1: Units in Structure by Tenure**

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	6,737	186	6,551	6,325	226
1, attached	688	150	538	382	156
2	178	23	155	44	111
3 or 4	204	0	204	94	110
5+	652	30	622	239	383
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
<b>Total</b>	<b>8,459</b>	<b>389</b>	<b>8,070</b>	<b>7,084</b>	<b>986</b>

*Source: 2010 ACS 5 year estimates DP-04 and B25032*

Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Morris County and the State. The age of Roxbury's housing stock depicted 70% of the housing built after 1960. Prior to the 1960's, the housing stock showed modest increases. Owner-occupied units follow the same pattern as the year structures were built with the majority of owner occupied units being built after 1960. Renter occupied units were spread throughout the age ranges. The presence of an older housing stock is one of the factors which correlates highly with filtering. Filtering is a downward adjustment of housing need which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

**Table 2: Year Structure Built by Tenure**

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
2000 - 2010	366	4.4	28	338	316	22
1990 – 1999	1,474	17.4	100	1,374	1,068	306
1980 – 1989	1,100	13	50	1,050	883	167
1970 – 1979	1,464	17.3	22	1,442	1,368	74
1960 – 1969	1,544	18.3	51	1,493	1,388	105
1950 – 1959	1,173	13.9	38	1,135	1,053	82
1940 – 1949	507	6	33	474	445	29
Pre-1940	831	9.8	67	764	563	201

Source: 2010 ACS 5 year estimates DP-04 and B25036

Table 3 compares the year of construction for all dwelling units in the Township to Morris County and the State. Roxbury had a larger percentage of units built after the 1960's than did the County or State and a smaller percentage of units built prior to 1940.

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

Year Built	%		
	Roxbury Township	Morris County	New Jersey
2000 – 2010	4.4	8.7	8.4
1990 – 1999	17.4	11.9	8.9
1980 – 1989	13	12.6	11.6
1970 – 1979	17.3	15.4	13
1960 – 1969	18.3	15.8	14.2
1940 – 1959	19.9	21.4	25
Pre-1940	6	14.1	18.9
Median Year	1971	1969	1965

Source: 2010 ACS 5 year estimates DP-04

The 2010 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally housed smaller households, with 62% of renter-occupied units having 2 persons or fewer compared to 47.5% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 66.6% having two bedrooms or fewer, compared to 13.1% of owner-occupied units.

**Table 4: Household Size in Occupied Housing Units by Tenure**

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	1,509	1,102	407
2 persons	2,587	2,333	254
3 persons	1,605	1,428	177
4 persons	1,656	1,522	134
5 persons	678	619	59
6 persons	164	413	21
7+ persons	93	81	12
Total	8,292	7,228	1,064

Source: 2010 U.S. Census, SF-1.

**Table 5: Number of Bedrooms per Unit by Tenure**

Number of Bedrooms	Total Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedroom	17	.2	17	0	17
1 bedroom	529	6.3	522	180	342
2 bedrooms	1375	16.3	1121	771	350
3 bedrooms	2903	34.3	2852	2660	192
4 bedrooms	3141	37.1	3064	2987	77
5+ bedrooms	494	5.8	494	486	8

Source: 2010 ACS 5 year estimates DP-04 and B25042

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2010 to those of the County and State. The Township's average household size for owner-occupied occupied units was higher than State and County with the renter-occupied being in between the County and State.

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

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Roxbury Township	2.61	2.97	2.27
Morris County	2.68	2.85	2.25
New Jersey	2.72	2.81	2.43

Source: 2010 ACS 5 year estimates DP-04

The distribution of number of bedrooms per unit is shown in Table 7. The Township had considerably fewer units no or one and higher four or more bedroom units.

**Table 7: Percentage of All Units by Number of Bedrooms**

Jurisdiction	None or one	Two or Three	Four or More
Roxbury Township	6.5	50.6	42.9
Morris County	15.2	48.7	36.1
New Jersey	17.8	58	24.2

Source: 2010 ACS 5 year estimates DP-04

In addition to data concerning occupancy characteristics, the 2010 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

Persons per Room	1.01 or more persons per room is an index of overcrowding.
Plumbing Facilities	Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.
Kitchen Facilities	Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Township, County, and State for some of the above indicators of housing quality. The Township had less overcrowding and inadequate kitchen and plumbing facilities than the County and State.

**Table 8: Housing Quality for Township, County, and State**

Condition	%		
	Roxbury Township	Morris County	New Jersey
Overcrowding <sup>1</sup>	.3	1.2	3.7
Inadequate plumbing <sup>2</sup>	.1	.4	.5
Inadequate kitchen <sup>2</sup>	.5	.8	.8

Notes: <sup>1</sup>The universe for these factors is occupied housing units.

<sup>2</sup>The universe for these factors is all housing units.

Source: 2010 ACS 5 year estimates DP-04

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. In 2010, the median residential housing value was \$247,300 (Table 9) with most of the Township's housing stock falling in the \$300,000 to \$499,999 price range.

**Table 9: Value of Residential Units**

Value	Number	%
Less than \$50,000	93	1.3
\$50,000 to \$99,999	20	.3
\$100,000 to \$149,999	67	.9
\$150,000 to \$199,999	323	4.6
\$200,000 to \$299,999	1,931	27.3
\$300,000 to \$499,999	3,737	52.8
\$500,000 to \$999,999	884	12.5
\$1,000,000 or more	29	.4
Median (dollars)	\$347,300	

*Source: 2010 ACS 5 year estimates DP-04*

Table 10 indicates that in 2010 the majority of renter-occupied units rented more than \$1,500 a month.

**Table 10: Gross Rents for Specified Renter-Occupied Housing Units**

Contract Monthly Rent	Number	%
Less than \$200	0	0
\$200 to \$299	0	0
\$300 to \$499	0	0
\$500 to \$749	36	4.2
\$750 to \$999	214	24.9
\$1,000 to \$1,499	261	30.4
\$1,500 or more	348	40.5
No Cash Rent	127	--
Median (contract rent)	\$1,370	

*Source: 2010 ACS 5 year estimates DP-04*

The data in Table 11 indicate that in 2010 there were 481 households earning less than \$35,000 annually. A figure of 30% is considered the limit of affordability for housing costs.

**Table 11: Household Expense in 2010 by as a Percentage of Household Income in 2010**

Income	Number of Households	Less than 30%	More than 30%
< \$10,000	58	0	46
\$10,000 – 19,999	146	0	146
\$20,000 – 34,999	277	16	261
\$35,000 - \$49,999	426	123	303
\$50,000 - \$74,999	835	449	386
\$75,000 - \$99,999	1208	617	591
\$100,000+	4134	3550	584

*Note:* <sup>1</sup>The universe for this Table is specified occupied housing units.

*Source:* 2010 ACS 5 year estimates C25095

**APPENDIX B**  
**Analysis of Demographic Characteristics**

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2010 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2010.

The 2010 Census indicates that the Township had 23,324 residents, or 559 fewer residents than in 2000, representing a population decrease of approximately -2.3%. The Township's -2.2% decrease in the 2000's compares to a 5% increase in Morris County and an 4% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. There is a larger male population in the 0-34 age range with female predominance in the remaining categories.

**Table 12: Population by Age and Sex**

Age	Total Persons	Male	Female
0 – 4	1,250	641	609
5 – 19	5,022	2,614	2,408
20 – 34	3,180	1,603	1,577
35 – 54	7,770	3,752	4,018
55 – 69	4,173	2,001	2,172
70 +	1,929	802	1,127
Total	23,324	11,413	11,911

*Source: 2010 U.S. Census, SF-1.*

Table 13 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 20-34 age category where the Township had a smaller proportion than the County and State. The Township had more persons in the 55-69 age category, than the County and State.

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

Age	Roxbury Township	Morris County	New Jersey
0 - 4	5.4	5.6	6.2
5 - 19	21.6	20.5	19.9
20 - 34	13.6	15.3	18.8
35 - 54	33.3	32	29.8
55 - 69	17.8	16.9	15.9
70 +	8.3	9.6	36.5
Median	41.9	41.3	39

*Source: 2010 U.S. Census, SF-1.*

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Morris County and the State. The Township is has more households with either 2 to 4 persons than the County or State and fewer household with more than 7 persons that either the County or State.

**Table 14: Persons in Household**

Household Size	Total Units
1 person	1,509
2 persons	2,587
3 persons	1,605
4 persons	1,656
5 persons	678
6 persons	164
7+ persons	93
Total	8,292

*Source: 2010 U.S. Census, SF-1.*

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

Household Size	Township	County	State
1 person	18.2	23.5	25.2
2 persons	31.2	30.6	29.8
3 persons	19.4	17.2	17.4
4 persons	20	17.6	15.7
5 persons	8.2	7.5	7.2
6 persons	2	2.3	2.7
7 or more persons	1.1	1.2	1.9
Persons per household	2.61	2.68	2.68

*Source: 2010 U.S. Census, SF-1.*

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 21,031 persons in family households in the Township and 2,172 persons in non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only.

**Table 16: Persons by Household Type and Relationship**

	Total
In family Households:	21,031
Spouse	6,485
Child	7,950
In Non-Family Households:	2,172
Male householder:	771
Living alone	607
Not living alone	164
Female householder:	1,036
Living alone	902
Not living alone	134
In group quarters:	121
Institutional	73
Non-institutional	48

*Source: 2010 U.S. Census, SF-1.*

Table 17 provides 2010 income data for the Township, County, and State. The Township's per capita and family incomes were lower than the County but household income was higher than the County. The Townships incomes for all three categories were higher than those of the State.

**Table 17: 2009 Income for Township, County, and State**

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Roxbury Township	\$40,588	\$102,844	\$115,477
Morris County	\$48,814	\$98,633	\$117,683
New Jersey	\$36,027	\$71,629	\$87,347

Source: 2010 U.S. Census ACS 5 Year Estimates DP-03

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2010. According to the data in Table 18, the Township had proportionately fewer persons qualifying for poverty status than the County or State.

**Table 18: Poverty Status for Persons and Families for Township, County, and State (% with 2010 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Roxbury Township	3.7	2.7
Morris County	4.4	3.0
New Jersey	10.4	7.9

Source: 2010 ACS 5 year estimates DP-03

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table 19 provides a comparison of the percent of households who moved into their current residents in 1999; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of the year 2010 Township residents residing in the same house as in 1999 was greater than that of the County and State.

**Table 19: Comparison of Place of Residence for Township, County, and State**

Jurisdiction	Percent living in same house in 1999
Roxbury Township	54.1
Morris County	44.8
New Jersey	40.2

Source: 2010 ACS 5 year estimates DP-04

Table 20 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that more Township residents achieved a high school diploma or higher than the County and State.

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

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Roxbury Township	94.3	42.3
Morris County	93.5	50
New Jersey	88.1	35.8

*Source: 2010 ACS 5 year estimates DP-02*

The 2010 Census also provides data on the means of transportation which people use to reach their place of work. Table 22 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 6% of workers who resided in the Township and used other means of transportation to reach work, 605 workers worked from home.

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

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Roxbury Township	83.2	8.6	2.2	6
Morris County	79.3	8.2	4.6	8
New Jersey	71.9	8.4	10.8	8.9

*Source: 2010 ACS 5 year estimates DP-03*

The 2010 Census also provided information on resident employment by industry. The most predominate industry of Township residents is educational or health care services followed by professional/scientific industry.

**Table 22: Employment by Industry**

Industry	Persons	%
Civilian employed population 16 years and over	12,085	
Agriculture, forestry, fishing and hunting, and mining	26	.2
Construction	711	5.9
Manufacturing	1,172	9.7
Wholesale trade	364	3
Retail trade	1,257	10.4
Transportation and warehousing, and utilities	642	5.3
Information	410	3.4
Finance and insurance, and real estate and rental and leasing	1,265	10.5
Professional, scientific, and management, and administrative and waste management services	1,668	13.8
Educational services, and health care and social assistance	2,706	22.4
Arts, entertainment, and recreation, and accommodation and food services	835	6.9
Other services, except public administration	468	3.9
Public administration	561	4.6

Source: 2010 ACS 5 year estimates DP-03

The employment rate, according to the 2010 census shows that the Township had a higher percentage of people in the labor force than the County or State, as well as higher employment of those in the labor force than the State and County.

**Table 23: Labor Force and Employment**

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Roxbury Township	70.5	65.3	5.2
Morris County	69.2	64.1	5.1
New Jersey	66.6	59.7	6.7

Source: 2010 ACS 5 year estimates DP-03