

TO:	Verona Township Residents
FROM:	Dan Hauben, PP AICP, LEED® Green Associates™, DMR Architects
RE:	Mandatory Affordable Housing Annual Monitoring Report
DATE:	May 8, 2023

Dear Members of the Public,

As you may be aware, the Township of Verona entered into a Court-approved Settlement Agreement with Fair Share Housing Center on March 10, 2021, which established the Township's affordable housing obligation and the methods by which the obligation would be met, and granted the Township conditional immunity from builders-remedy lawsuits until June 30, 2025. That immunity is contingent upon a number of actions on the part of the Township, including publishing annual monitoring reports, attached hereto, on:

- 1. The status of affordable housing activities undertaken to comply with the abovementioned Settlement Agreement; and
- 2. Expenditures from the Township's affordable housing trust fund toward those activities and in compliance with applicable statutes and regulations.

To comply with the requirements of the New Jersey Fair Housing Act, the Settlement Agreement, and the Court order enforcing the Settlement Agreement, the Township Planning Board will consider the adoption of a Third Round Housing Element and Fair Share Plan at its regularly scheduled meeting on May 25, 2023. This Plan fully details the projects and programs identified in these monitoring forms; however, for your convenience, short descriptions of those projects/programs are as follows:

- PIRHL / Cameco / Verona Flats: A 95-apartment 100% affordable housing development at the intersection of Pine Street and Depot Streets.
- 1 Sunset Avenue / Spectrum 360: A 200-unit mixed-use development consisting of 15 affordable housing units at the address under the same name and contributing \$3.25 million to the Township's affordable housing trust fund to pay down debt related to the PIRHL project.
- Hillwood / Verona Senior Housing: An existing 159-unit Section 8 senior housing project constructed in the late 1970s.
- Township Rehabilitation Program: A required program to fund the rehabilitation of two rental units occupied by income-qualified households.
- Existing Special Needs Housing: Several apartments and houses throughout the Township are funded and operated by providers of special needs housing and services.

Should you have any questions, please contact the Township Administrator, Joseph D'Arco.

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Dan Hauben, PP, AICP, LEED® Green Associates™ DMR Architects CC: Fair Share Housing Center

New Jersey Department of Community Affairs, Council on Affordable Housing

Heights Plaza 777 Terrace Avenue, 6th Floor, Hasbrouck Heights, 07604 T 201.288.2600 F 201.288.2662 <u>www.dmrarchitects.com</u>

SponsoredProgramBlock & Lot / StreetBlock 2301, Lots 11, 12, 14-19Block 303, Lot 4Block 2701, Lot 23VariousStatusSite remediation phasePending Planning Board ApprovalCompletedPending Housing Plan Adop and ApprovalDateN/AN/A1979N/ALength of Affordability Controls30 Years30 Years20 years (to 2039)10 yearsAdministrative AgentLaura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057NJ Housing and Mortgage Finance Agency 917-675-9057Laura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057NJ Housing and Mortgage Finance Agency PO Box 18550 Trenton, NJ 08750Laura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057N/AStatus S20,000 / unitType of UnitsFamily RentalFamily RentalFamily RentalSenior rentalN/ATotal Affordable Units95151592Units NotesBedroom distribution and, further, bedroom distribution and, further, bedroom distribution and, further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement Agreement with FSHC.Bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement Agreement with FSHC.Automal Approval come to be finalized at a later time, but shall comply with the UHAC and the Settlement Agreement with FSHC.Automal Approval come to be finalized at a later time, but shall com	Site / Program Name	PIRI	.H/Cam	ieco			Sun	Sunset Avenue / Spectrum 360 Hillwood / Verona Senior Housing									Township of Verona Rental Housing Rehabilitation Program							
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Controis Image: Second Sec	Date	N/A					N/A					197	'9				N/.	A						
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Units Notes Bedroom distribution and, further, bedroom distribution and, further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement Agreement with FSHC. Bedroom distribution and, further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement Agreement with FSHC. Bet More that the Settl	Type of Units	Fam	ily Ren	tal			Fam	Senior rental					N/A											
further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement Agreement with FSHC. further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement Agreement with FSHC. by income to be finalized at a later time, but shall comply with the UHAC and the Settlement Agreement with FSHC. BR	Total Affordable Units	95					15						159						2					
Distribution Std. 1 2 3 4 5 3 3 4 5 3 3 <t< th=""><th>Units Notes</th><th colspan="4">further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement</th><th colspan="6">further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>	Units Notes	further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement				further, bedroom distribution by income to be finalized at a later time, but shall comply with the UHAC and the Settlement																		
Very-Low-Income -	Income/Bedroom	Eff.	BR	BR	BR	BR		BR	BR	BR			BR	BR	BR	BR		BR	BR	BR	BR			
Low-Income -	Distribution	Std.	1	2	3	4	Std.	1	2	3	4	Std.	1	2	3	4	Std.	1	2	3	4			
	Very-Low-Income	-	-	-	-	-	-	-	-	-	-	30	87	-	-	-	-	-	-	-	-			
Moderate-Income - - - - - 1 3 -	Low-Income	-	-	-	-	-	-	-	-	-	-	8	30	-	-	-	-	-	-	-	-			
	Moderate-Income	-	-	-	-	-	-	-	-	-	-	1	3	-	-	-	-	-	-	-	-			

Site / Program Name	Arc	of Esse	x					vices fo entally I		ed	Pro	Project Live X						iter Mi one	xed Use	!	Town-wide Affordable Housing Set-Aside Requirment					
Project Type	100	% Affor	dable S	Special N	leeds		100% Affordable Special Needs Rental				100% Affordable Special Needs Rental						lusiona	ry Ove	rlay Zon	ling	Inclusionary Zoning Requirement					
Block & Lot / Street	Wit	hheld				Withheld						Withheld						7, Lots 1	2 throu	gh 12	Various					
Status	Com	pleted				Completed						mplete	d			Adopted						Adoption pending				
Date	2/27	7/2006				7/1/2010, 7/1/2008						2000						22			TBD					
Length of Affordability Controls	15 year controls expired in 2021			20 Years / 99 years						20 Years						30 years					30 years					
Administrative Agent	Nay 070 Dep Divi Disa	lon Ave 39-1005 artmen	nue, Li 5 / New t of Hu Develo PO Bo		n, NJ rvices	Dev Plea Orai Dep Divi: Disa	Jewish Services for the Developmentally Disabled, 270 Pleasant Valley Way, West Orange, NJ 07052 / New Jersey Department of Human Services Division of Developmental Disabilities, PO Box 726, Trenton, NJ 08625-0726					Project Live, 408 Bloomfield Avenue, Newark, NJ 07107 / New Jersey Department of Health and Human Services Division of Developmental Disabilities, PO Box 726, Trenton, NJ 08625-0726						ngello, g, LLC, NJ 076 057	162 Mid	dlesex	Laura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057					
Contribution	N/A					N/A						N/A						N/A					N/A			
Type of Units	Spe	cial Nee	ds			Special Needs Rental					Special Needs Rental						Family, rental or for sale					N/A				
Total Affordable Units	6					2					3						Up to 14					15%/20% of any project creating five or more new dwellings				
Units Notes		up hom rooms.	e, unit	s are		bedrooms. dd tt 1 2 a					Overlay zone permits development(s) producing up to 70 units (22 du/ac) with a 15% set aside for rentals or 20% for for-sale units. No applications to date. Will comply with UHAC.															
Income/Bedroom	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	
Distribution Very-Low-Income	Std.	1 6	2	3	4	Std.	1 2	2	3	4	Std.	1	2	3	4	Std.	1	2	3	4	Std.	1	2	3	4	
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
would ale-income																										

Township of Verona, Essex County Annual Affordable Housing Trust Fund Monitoring

		January 1, 2021- April 30, 2023	
Revenue Summary Balance as of 12/31/2020 Development Fees Interest Earned		289,706.83 15,594.50 2,163.13	289,706.83
Total		289,706.83 17,757.63	307,464.46
Expenditure Summary			
Project or Program:	Year	Vendor	<u>Amount</u>
		TD BANK, NATIONAL	
Debt for Verona Flats	2021	ASSOCIATION	48,412.80
		NEGLIA ENGINEERING	
Verona Flats	2021	ASSOCIATES	3,852.00
Work for Special Master and Fair			
Share Housing litigations	2021	GIBLIN AND GANNAIO,LLC.	1,625.00
Work for Special Master and Fair	2024		1 212 50
Share Housing litigations	2021	GIBLIN AND GANNAIO,LLC.	1,312.50
TC-MU	2021	BENECKE ECONOMICS	3,412.50
Verona Flats	2021	BENECKE ECONOMICS	942.50
TC-MU	2022	DMR ARCHITECTS	495.00
Housing element and fair share plan prep	2022	DMR ARCHITECTS	5,394.81
Work for Special Master and Fair			
Share Housing litigations	2022	KYLE MCMANUS ASSOCIATES LLC	1,385.00
TC-MU	2022	DECOTIIS, FITZPATRICK,COLE,GIB	12,973.35
TC-MU	2022	DMR ARCHITECTS	14,228.90
TC-MU & Fair Share Housing	2022	DECOTIIS, FITZPATRICK,COLE,GIB	2,537.50
Fair Share Housing	2022	DECOTIIS, FITZPATRICK,COLE,GIB	7,560.00
	2022		7,500.00
Affordable Housing Compliance Jacuas	2022		
Affordable Housing Compliance Issues	2022	DECOTIIS, FITZPATRICK,COLE,GIB	1,837.50

Total			133,949.78
Affordable Housing	2023	TKLD CONSULTING, LLC	550.00
Share Housing litigations	2023	KYLE MCMANUS ASSOCIATES LLC	125.00
Work for Special Master and Fair			
Affordable Housing	2023	TKLD CONSULTING, LLC	900.00
Work for Special Master and Fair Share Housing litigations	2023	KYLE MCMANUS ASSOCIATES LLC	2,687.50
Fair Share Housing	2023	DMR ARCHITECTS	1,086.58
Affordable Housing Compliance Issues	2023	DECOTIIS, FITZPATRICK,COLE,GIB	1,015.00
Affordable Housing Compliance Issues	2023	DECOTIIS, FITZPATRICK,COLE,GIB	770.00
Affordable Housing Compliance Issues	2023	DECOTIIS, FITZPATRICK,COLE,GIB	735.00
TC-MU & Fair Share Housing	2023	DMR ARCHITECTS	18,608.84
Fair Share Housing Verona Flats	2022	BENECKE ECONOMICS	942.50
Fair Share Housing	2022	DECOTIIS, FITZPATRICK,COLE,GIB	560.00

4/30/2023 Balance

173,514.68