



**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 above-mentioned 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.

Sincerely,  


Dan Hauben, PP, AICP, LEED® Green Associates™  
DMR Architects

CC:

Fair Share Housing Center

New Jersey Department of Community Affairs, Council on Affordable Housing

Site / Program Name	PIRLH/Cameco					Sunset Avenue / Spectrum 360					Hillwood / Verona Senior Housing					Township of Verona Rental Housing Rehabilitation Program				
<b>Project Type</b>	100% Affordable Municipally Sponsored					Inclusionary Family Rental					Section 8 Senior Rental					Rental Housing Rehabilitation Program				
<b>Block &amp; Lot / Street</b>	Block 2301, Lots 11, 12, 14-19					Block 303, Lot 4					Block 2701, Lot 23					Various				
<b>Status</b>	Site remediation phase					Pending Planning Board Approval					Completed					Pending Housing Plan Adoption and Approval				
<b>Date</b>	N/A					N/A					1979					N/A				
<b>Length of Affordability Controls</b>	30 Years					30 Years					20 years (to 2039)					10 years				
<b>Administrative Agent</b>	Laura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057					Laura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057					NJ Housing and Mortgage Finance Agency 637 S Clinton Ave PO Box 18550 Trenton, NJ 08750					Laura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057				
<b>Contribution</b>	N/A					\$3.25 million partial payment in-					N/A					\$20,000 / unit				
<b>Type of Units</b>	Family Rental					Family Rental					Senior rental					N/A				
<b>Total Affordable Units</b>	<b>95</b>					<b>15</b>					<b>159</b>					<b>2</b>				
<b>Units Notes</b>	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.														
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	-	-	-	-	-	-	-	-	-	30	87	-	-	-	-	-	-	-	-
<b>Low-Income</b>	-	-	-	-	-	-	-	-	-	-	8	30	-	-	-	-	-	-	-	-
<b>Moderate-Income</b>	-	-	-	-	-	-	-	-	-	-	1	3	-	-	-	-	-	-	-	-

Verona Affordable Housing Activity Monitoring as of May of 2023

Site / Program Name	Arc of Essex	Jewish Services for the Developmentally Disabled	Project Live X	Town Center Mixed Use Overlay Zone	Town-wide Affordable Housing Set-Aside Requirement
<b>Project Type</b>	100% Affordable Special Needs	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	Inclusionary Overlay Zoning	Inclusionary Zoning Requirement
<b>Block &amp; Lot / Street</b>	Withheld	Withheld	Withheld	Block 1807, Lots 2 through 12 and Lot 14	Various
<b>Status</b>	Completed	Completed	Completed	Adopted	Adoption pending
<b>Date</b>	2/27/2006	7/1/2010, 7/1/2008	2000	10/17/2022	TBD
<b>Length of Affordability Controls</b>	15 year controls expired in 2021	20 Years / 99 years	20 Years	30 years	30 years
<b>Administrative Agent</b>	ARC of Essex County, 123 Naylor Avenue, Livingston, NJ 07039-1005 / New Jersey Department of Human Services Division of Developmental Disabilities, PO Box 726, Trenton, NJ 08625-0726	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	Laura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057	Laura Mongello, TKLD Consulting, LLC, 162 Middlesex Ave Paramus, NJ 07652 917-675-9057
<b>Contribution</b>	N/A	N/A	N/A	N/A	N/A
<b>Type of Units</b>	Special Needs	Special Needs Rental	Special Needs Rental	Family, rental or for sale	N/A
<b>Total Affordable Units</b>	6	2	3	Up to 14	15%/20% of any project creating five or more new dwellings
<b>Units Notes</b>	Group home, units are bedrooms.	Group home, units are bedrooms.	Group home, units are bedrooms.	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.	
<b>Income/Bedroom Distribution</b>	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4
<b>Very-Low-Income</b>	- 6 - - -	- 2 - - -	- 3 - - -	- - - - -	- - - - -
<b>Low-Income</b>	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
<b>Moderate-Income</b>	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -

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	289,706.83		289,706.83
Development Fees		15,594.50	
Interest Earned		2,163.13	
<b>Total</b>	<b>289,706.83</b>	<b>17,757.63</b>	<b>307,464.46</b>

**Expenditure Summary**

<u>Project or Program:</u>	<u>Year</u>	<u>Vendor</u>	<u>Amount</u>
Debt for Verona Flats	2021	TD BANK, NATIONAL ASSOCIATION	48,412.80
Verona Flats	2021	NEGLIA ENGINEERING 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 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
Affordable Housing Compliance Issues	2022	DECOTIIS, FITZPATRICK,COLE,GIB	1,837.50

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

**4/30/2023 Balance**

**173,514.68**