



**TO:** Verona Township Residents  
**FROM:** Dan Hauben, PP AICP, LEED® Green Associate™, DMR Architects  
**RE:** Mandatory Affordable Housing Annual Monitoring Report  
**DATE:** March 1, 2024

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.

The Township Planning Board adopted 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.

The Township is required to report on or before March 10 of every year up to and including 2025 the number of affordable housing units created in Verona as well as funds spent from or deposited into the Township's affordable housing trust fund. The attached spreadsheets contain the required monitoring information.

The Township conducted its last report on May 8, 2023, when it had an Affordable Housing Trust Fund balance of \$173,514.68. Between April 30, 2023 and February 29, 2024, the trust fund received \$23,517.90 in development fee revenue and interest, and it spent \$74,242.64 dollars from its trust fund for affordable housing compliance purposes. It also voided a \$7,500 check that was issued in the prior monitoring year, leaving a balance of \$130,349 as of March 1, 2024.

The Verona Flats and Sunset Avenue projects are still in progress, with Verona Flats expected to be completed in the summer of 2024 and Sunset Avenue in the permitting process. The

Township has adopted all required zoning and ordinances to implement its 2023 Housing Element and Fair Share Plan and has a contract with an Affordable Housing Administrative Agent to oversee its required affordable housing programs and ensure that future affordable units created in the Township are to be tenanted by qualified households.

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

Sincerely,  
A handwritten signature in black ink, appearing to read "Dan Hauben".

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

DMR Architects

CC:

Fair Share Housing Center

New Jersey Department of Community Affairs, Council on Affordable Housing

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

**Revenue Summary**

Balance as of 4/30/2023	173,514.68		173,514.68
Development Fees		21,353.50	
Interest Earned		2,164.40	
<b>Total</b>	<b>173,514.68</b>	<b>23,517.90</b>	<b>197,032.58</b>

**Expenditure Summary**

<u>Project or Program:</u>	<u>Year</u>	<u>Vendor</u>	<u>Amount</u>
Affordable Housing Compliance Issues	2023	DECOTIIS, FITZPATRICK,COLE,GIB	144.50
Work for Special Master and Fair Share Housing litigations	2023	KYLE MCMANUS ASSOCIATES LLC	73.50
Work for Special Master and Fair Share Housing litigations	2023	KYLE MCMANUS ASSOCIATES LLC	662.50
Work for Special Master and Fair Share Housing litigations	2023	KYLE MCMANUS ASSOCIATES LLC	375.00
Affordable Housing Agent	2023	TKLD CONSULTING, LLC	1,145.00
Affordable Housing Agent	2023	TKLD CONSULTING, LLC	200.00
Affordable Housing Agent	2023	TKLD CONSULTING, LLC	370.00
Affordable Housing Agent	2023	TKLD CONSULTING, LLC	125.00
Affordable Housing Agent	2023	TKLD CONSULTING, LLC	125.00
Affordable Housing Agent	2023	TKLD CONSULTING, LLC	512.50
Affordable Housing Agent	2023	TKLD CONSULTING, LLC	675.00
Affordable Housing Agent	2023	TKLD CONSULTING, LLC	375.00
Affordable Housing Compliance Issues	2023	DECOTIIS, FITZPATRICK,COLE,GIB	910.00
Fair Share Housing	2023	DMR ARCHITECTS	701.25
Fair Share Housing	2023	DMR ARCHITECTS	6,580.76
Fair Share Housing	2023	DMR ARCHITECTS	2,428.88
Fair Share Housing	2023	DMR ARCHITECTS	1,155.00
Fair Share Housing	2023	DMR ARCHITECTS	355.29
Affordable Housing Compliance Issues	2023	DECOTIIS, FITZPATRICK,COLE,GIB	1,992.08
Affordable Housing Compliance Issues	2023	DECOTIIS, FITZPATRICK,COLE,GIB	857.50
Classes for Fair Housing Course	2023	RUTGERS, STATE OF NJ	113.00
Affordable Housing Compliance Issues	2023	DECOTIIS, FITZPATRICK,COLE,GIB	13.38
Classes for Fair Housing Course	2023	RUTGERS, STATE OF NJ	495.00
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	162.50
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	275.00
Annual Site Remediation Fee	2024	TREASURER, STATE OF NJ	3,420.00
Soil Remediation	2024	CONIFER	50,000.00
<b>Total Disbursed</b>			<b>74,242.64</b>
		Voided check	7,560.00
		<b>Balance as of 2/29/24</b>	<b>130,349.94</b>

Verona Affordable Housing Activity Monitoring as of March of 2024

<b>Site / Program Name</b>	<b>PIRLH/Cameco AKA Verona Flats</b>					<b>Sunset Avenue / Spectrum 360</b>					<b>Hillwood / Verona Senior Housing</b>					<b>Township of Verona Rental Housing Rehabilitation Program</b>									
<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>	Construction, expected completion June 2024					Permitting stage					Completed					Being administered									
<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, 130 W Pleasant Ave, Suite 313, Maywood, NJ 07607 917-675-9057					Laura Mongello, TKLD Consulting, LLC, 130 W Pleasant Ave, Suite 313, Maywood, NJ 07607 917-675-9057					NJ Housing and Mortgage Finance Agency 637 S Clinton Ave PO Box 18550 Trenton, NJ 08750					Laura Mongello, TKLD Consulting, LLC, 130 W Pleasant Ave, Suite 313, Maywood, NJ 07607 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	-	-	-	-	-	-	-	-					
<b>Site / Program Name</b>	<b>Arc of Essex</b>					<b>Jewish Services for the Developmentally Disabled</b>					<b>Project Live X</b>					<b>Town Center Mixed Use Overlay Zone</b>					<b>Town-wide Affordable Housing Set-Aside Requirement</b>				
<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					Adopted				

Verona Affordable Housing Activity Monitoring as of March of 2024

Date	2/27/2006					7/1/2010, 7/1/2008					2000					10/17/2022					TBD				
Length of Affordability Controls	15 year controls expired in 2021					20 Years / 99 years					20 Years					30 years					30 years				
Administrative Agent	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, 130 W Pleasant Ave, Suite 313, Maywood, NJ 07607 917-675-9057					Laura Mongello, TKLD Consulting, LLC, 130 W Pleasant Ave, Suite 313, Maywood, NJ 07607 917-675-9057				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Special Needs					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	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.									
Income/Bedroom Distribution	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
Very-Low-Income	-	6	-	-	-	-	2	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-