



TO: Verona Township Residents
FROM: Dan Hauben, PP AICP, LEED® Green Associates™, DMR Architects
RE: Mandatory Affordable Housing Annual Monitoring Report
DATE: March 6, 2025

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 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 the affordable housing sites and developments identified in the Township's May 25, 2023 adopted Third Round Housing Element and Fair Share Plan, 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 published its last trust fund monitoring report on March 1, 2024, when it had an Affordable Housing Trust Fund balance of \$130,349. Between March 1, 2024 and February 28, 2025, the trust fund received \$20,927 in development fee revenue and \$1,670.83 in account interest, and it spent \$18,990.18 dollars from its trust fund for affordable housing compliance purposes. The Township's affordable housing trust fund balance as of February 28, 2025 is \$133,957.59.

Verona Flats, a 100% affordable, 95-unit multi-family development on Pine Street, was completed and is now occupied. The approved, inclusionary development at the former Spectrum 360 campus on Sunset Avenue is still in the permitting phase.

Should you have any questions, please contact the Township Administrator, Kevin O'Sullivan.

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

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

January 1, 2021-
October 31, 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	
Total	289,706.83	17,757.63	307,464.46

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	7,560.00 voided - not cashed
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	
<u>Affordable Housing</u>	<u>2023</u>	<u>TKLD CONSULTING, LLC</u>	<u>550.00</u>	
			133,949.78	
		4/30/2023 Balance	173,514.68	
Revenue Summary				
Balance as of 4/30/2023	173,514.68		173,514.68	
Development Fees		21,353.50		
Interest Earned		2,164.40		
Total	173,514.68	23,517.90	197,032.58	

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	
Total Disbursed			74,242.64	
		Voided check	7,560.00	
		Balance as of 2/29/24	130,349.94	

Revenue Summary

Balance as of 2/29/2024	130,349.94		0.00
Development Fees		20,927.00	
Interest Earned		1,670.83	
Total	130,349.94	22,597.83	152,947.77

Expenditure Summary

<u>Project or Program:</u>	<u>Year</u>	<u>Vendor</u>	<u>Amount</u>	
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	375.00	
Fair Share Housing	2024	DMR ARCHITECTS	247.50	
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	1,075.00	
Affordable Housing Compliance Issues	2024	DECOTTIS	612.50	
Fair Share Housing	2024	DMR ARCHITECTS	972.19	
LSRP Verona Flats Property	2024	Ecolsciences, Inc.	1,015.00	
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	418.75	
Fair Share Housing	2024	DMR ARCHITECTS	742.50	
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	1,137.50	
Affordable Housing Compliance Issues	2024	DECOTTIS	490.00	
Fair Share Housing	2024	DMR ARCHITECTS	1,155.00	
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	1,113.01	
Fair Share Housing	2024	DMR ARCHITECTS	4,846.23	
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	543.75	
Fair Share Housing	2024	DMR ARCHITECTS	3,200.00	
Affordable Housing Agent	2024	TKLD CONSULTING, LLC	606.25	
Tax and Land Searches	2025	First American Title	440.00	
Total Disbursed			18,990.18	

Balance as of 2/28/25 133,957.59

Site / Program Name	PIRLH/Cameco AKA Verona Flats					Sunset Avenue / Spectrum 360					Hillwood / Verona Senior Housing					Township of Verona Rental Housing Rehabilitation Program				
Project Type	100% Affordable Municipally Sponsored					Inclusionary Family Rental					Section 8 Senior Rental					Rental Housing Rehabilitation Program				
Block & Lot / Street	Block 2301, Lots 11, 12, 14-19					Block 303, Lot 4					Block 2701, Lot 23					Various				
Status	Occupied					Permitting stage					Completed					Being administered				
Date	N/A					N/A					1979					N/A				
Length of Affordability Controls	30 Years					30 Years					20 years (to 2039)					10 years				
Administrative Agent	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				
Contribution	N/A					\$3.25 million partial payment					N/A					\$20,000 / unit				
Type of Units	Family Rental					Family Rental					Senior rental					N/A				
Total Affordable Units	95					15					159					2				
Units Notes						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.														
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
Very-Low-Income	-	6	4	3	-	-	-	-	-	-	30	87	-	-	-	-	-	-	-	-
Low-Income	-	4	#	11	-	-	-	-	-	-	8	30	-	-	-	-	-	-	-	-
Moderate-Income	-	6	#	12	-	-	-	-	-	-	1	3	-	-	-	-	-	-	-	-

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				
Project Type	100% Affordable Special Needs					100% Affordable Special Needs Rental					100% Affordable Special Needs Rental					Inclusionary Overlay Zoning					Inclusionary Zoning Requirement				
Block & Lot / Street	Withheld					Withheld					Withheld					Block 1807, Lots 2 through 12 and Lot 14					Various				
Status	Completed					Completed					Completed					Adopted					Adopted				
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					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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-