

City of Lambertville, Hunterdon County
Affordable Housing Unit and Program Monitoring Report
 February 4, 2023

Site / Program Name:	Rehabilitation	Little Haven Group Home	Habitat for Humanity	Heritage Village	Munice Accessory Apartment	Lambertville High School Redevelopment	Police Station Lot Redevelopment	Lilly Street Apartment	Main Street Apartments
Project Type:	Lambertville Rehabilitation Program	Alternative Living Facility	100% Affordable Development	100% Affordable Development	Accessory Apartment	Inclusionary Redevelopment	Inclusionary Redevelopment	100% Affordable Development	Inclusionary Redevelopment
Block & Lot / Street:	Block 1015, Lot 13 / 82 Clinton Street	Block 1064, Lot 1 47 Lincoln Avenue Block 1064, Lot 1.01 56 Douglas Avenue	Block 1088, Lot 20 32 Belvidere Avenue Block 1088, Lot 19 34 Belvidere Avenue Block 1002, Lot 61 82 York Street Block 1002, Lot 62 84 York Street	Block 1059, Lot 33 / 258 Brunswick Avenue (Route 518)	Block 1019, Lot 9 118 North Union Street	Block 1073, Lots 1, 3, 5-11, 32, 33, & 22.01; Block 1090, Lots 4 & 5; Block 1091, Lots 1 & 1.01 Grant Avenue	Block 1003, Lot 3 349 N. Main Street	Block 1074, Lot 2 6 Lilly Street	Block 1004, Lots 3 and 4 295 N. Main St.
Status:	Completed	Completed	Completed	Completed	Completed	Adopted Amended Redevelopment Plan	Adopted Redevelopment Plan	Completed	Proposed
Date:		1984	Various between 2002 and 2015	C.O. 10/13/2005	C.O. 9/10/2012	4/23/2020 (Ord. #01-2020)		C.O. 04/04/1994	
Length of Affordability Controls:	Perpetual lien	30 years	At least 30 years	At least 30 years	10 years	At least 30 years		Perpetual	At least 30 years
Administrative Agent:	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590	Jun Pak and Gue Yol 47 Lincoln Ave. Lambertville, NJ 08530	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590	Community Investment Strategies, Inc. 1970 Brunswick Avenue Suite 100 Lawrenceville, NJ 08648 Phone: 609-298-2229	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590	TBD		Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590	TBD
Contribution:									
Type of Units:	Rehabilitation	Special Needs Rental	Family For-Sale	Age-Restricted Rental	Family Affordable Rental	Family Affordable Rental		Family Affordable Rental	Family Affordable Rental
Total Affordable Units:	1-unit obligation; 4 units completed	18 bedrooms	1	37	1	At least 28	0	1	At least 5
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BED 2 BED 3 BED	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income		18				1 2 1		1	
Low-Income			4	20	2	2 6 2			
Moderate-Income				15	1	2 9 3			
Comments	Funded by 2014 Small Cities Housing Rehab. Grant. Additionally, Hunterdon County reports no units rehabilitated through its program through 2022.	11 to Third Round RDP, 7 to Unmet Need	Third Round RDP. Habitat for Humanity of Raritan Valley has right of first refusal to purchase a unit if it comes up for sale, but the city's administrative agent administers all aspects of the sale.	22 to Third Round RDP, 12 to Unmet Need, 3 to a future round; 49 other units credited to other municipalities via Regional Contribution Agreement	Third Round RDP	Third Round RDP. City has named K. Hovnanian the conditional redeveloper; a concept plan has been submitted, and K Hov is finalizing environmental testing on the site. Income-bedroom distribution is UHAC.	Hurricane Ida presented an opportunity to transfer the 5-unit Unmet Need obligation from this site to a more suitable site (295 N. Main St.), and the city no longer intends to proceed with residential construction on the police station property. The change will be reflected in an amended Settlement Agreement with Fair Share Housing Center.	Unmet Need. Located in the city library. Tenant has Section 8 housing voucher, and rent is paid to city.	NEW. Unmet Need. Hurricane Ida rendered the existing apartments on lot 3 uninhabitable, and the site has been declared an area in need of redevelopment. A contract purchaser for lot 3 and the adjoining lot (lot 4) is in discussions with the city about redeveloping the site with new residential units including at least the minimum five affordable units originally assigned to the police station property in the compliance plan. The change will be reflected in an amended Settlement Agreement with Fair Share Housing Center.

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Site / Program Name:	Accessory Apartment Program	Burd Farmstead (IO-1 Overlay)
Project Type:	Accessory Apartments	Inclusionary Overlay Zoning
Block & Lot / Street:	Block 1046, Lot 5 26 S. Main Street	Block 1058, Lots 15 and 255 Brunswick Avenue
Status:	Existing R-2 Zone Conditional Use; Program Manual adopted 9/24/20	Adopted
Date:	26 S. Main: 12/28/20	4/18/19 (Ord. No. 05-2019)
Length of Affordability Controls:	10 years	At least 30 years
Administrative Agent:	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590	TBD
Contribution:		
Type of Units:	Family Rental	
Total Affordable Units:	5; 1 completed	
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income		
Low-Income		
Moderate-Income		
Comments	Unmet Need. Commitment is for 3 low income, 2 moderate-income units. One moderate-income unit completed.	Unmet Need. The city reports no applications were approved in 2022 that would take advantage of the overlay zoning.

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Site / Program Name:	Corboy Site (IO-1 Overlay)	Trenton Cracker Factory (IO-2 Overlay)	Mandatory Affordable Housing Set-Aside
Project Type:	Inclusionary Overlay Zoning	Inclusionary Overlay Zoning	Inclusionary Zoning
Block & Lot / Street:	Block 1072, Lots 3 and 3.01 2 Rock Road West	Block 1022, Lot 8 80 Lambert Lane	
Status:	Adopted	Adopted	Adopted
Date:	4/18/19 (Ord. No. 05-2019)	4/18/19 (Ord. No. 05-2019)	7/21/22 (Ord. No. 17-2022)
Length of Affordability Controls:	At least 30 years	At least 30 years	At least 30 years
Administrative Agent:	TBD	TBD	
Contribution:			
Type of Units:			
Total Affordable Units:			
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income			
Low-Income			
Moderate-Income			
Comments	Unmet Need. The city reports no applications were approved in 2022 that would take advantage of the overlay zoning.	Unmet Need. The city reports no applications were approved in 2022 that would take advantage of the overlay zoning.	Unmet Need. The city reports no applications were approved in 2022 that would take advantage of the overlay zoning.