

CITY OF LAMBERTVILLE, HUNTERDON COUNTY
TRUST FUND MONITORING - JANUARY 29, 2021

	Inception - December 31, 2019	January 1, 2020 - December 31, 2020	Total
REVENUE SUMMARY			
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$96,775.05	\$9,780.00	\$106,555.05
Interest Earned	\$1,099.33	\$606.27	\$1,705.60
Other Income	\$57,302.18	\$0.00	\$57,302.18
Payments-in-Lieu of Construction	\$0.00		\$0.00
TOTAL	\$155,176.56	\$10,386.27	\$165,562.83
EXPENDITURE SUMMARY			
Administration	\$35,911.85 (1)	\$9,719.37	\$9,719.37
Affordability Assistance	\$0.00	\$0.00	\$0.00
Very Low Income Affordability Assistance			
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$0.00	\$0.00	
TOTAL	\$35,911.85	\$9,719.37	\$45,631.22
TRUST FUND ACCOUNT BALANCE AS OF December 31, 2020 =			\$119,931.61

(1) The Spending Plan had included the \$2,004.37 administrative expense thought to have been incurred in December 2019; however, per the bank statement was actually incurred on January 2, 2020

Lambertville has not expended any funds on housing activity (and therefore affordability assistance).

ADMINISTRATION: January 1, 2020 - December 31, 2020	
Clarke Caton Hintz Planning Services	\$ 2,004.37
Michael Bolan, Court Master	\$ 4,725.00
Triad Associates, Administrative Agent Services	\$2,990.00
TOTAL	\$ 9,719.37

CITY OF LAMBERTVILLE, HUNTERDON COUNTY
PROJECT/UNIT MONITORING - JANUARY 29, 2021

Site / Program Name:	Rehabilitation			Rehabilitation			Little Haven Group Home			Habitat for Humanity - 34 Belvidere Avenue (#1)			Habitat for Humanity - 82 York Street (#2)			Habitat for Humanity - 84 York Street (#3)		
Project Type:	Lambertville Rehabilitaiton Program			Lambertville Rehabilitaiton Program			Special Needs Group Home			100% Affordable Development			100% Affordable Development			100% Affordable Development		
Block & Lot / Street:	Block 1015, Lot 13 / 82 Clinton Street			Block 1083, Lot 10.01 / 58 Grants Alley			Block 1064, Lot 1 / 47 Lincoln Avenue; 'Block 1064, Lot 1.01 / 56 Douglas Avenue			Block 1088, Lot 19 / 34 Belvidere Avenue			Block 1002, Lot 61 / 82 York Street			Block 1002, Lot 62 / 84 York Street		
Status:	Completed			Completed			Completed			Completed			Completed			Completed		
Date:	C.C. 3/9/2015			C.C. 5/31/2016			Licensed since 1984			C.O. 6/1/2002			C.O. 12/15/2012			C.O. 12/15/2012		
Length of Affordability Controls:							30 years			30 years			30 years			30 years		
Administrative Agent:	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360			Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360			Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360			Raritan Valley Habitat for Humanity 100 West Main Street, Somerville, NJ (908)704-0016 info@rvhabitat.org			Raritan Valley Habitat for Humanity 100 West Main Street, Somerville, NJ (908)704-0016 info@rvhabitat.org			Raritan Valley Habitat for Humanity 100 West Main Street, Somerville, NJ (908)704-0016 info@rvhabitat.org		
Contribution:	-			-			-			-			-			-		
Type of Units:	Rehabilitation			Rehabilitation			Special Needs Rental			Family Affordable For-Sale			Family Affordable For-Sale			Family Affordable For-Sale		
Total Affordable Units:	--			--			18 Prior to Third Round RDP			1 Third Round RDP			1 Third Round RDP			1 Third Round RDP		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BED	2 BED	3 BED	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1BR	2BR	3BR
Very Low-Income							-	-	-	-	-	-	-	-	-	-	-	-
Low-Income							-	-	-	-	-	1	-	-	1	-	-	1
Moderate-Income							-	-	-	-	-	-	-	-	-	-	-	-
Comments	Funded by 2014 Small Cities Housing Rehab. Grant			Funded by 2014 Small Cities Housing Rehab. Grant			11 to Third Round RDP, 7 to Unmet Need											

CITY OF LAMBERTVILLE, HUNTERDON COUNTY

PROJECT/UNIT MONITORING - JANUARY 29, 2021

Site / Program Name:	Habitat for Humanity - 32 Belvidere Avenue (#4)			Heritage Village (High Point)			Lilly Street Apartment			Munice Accessory Apartment			Lambertville High School Redevelopment			Police Station Lot Redevelopment		
Project Type:	100% Affordable Development			100% Affordable Development			100% Affordable Development			Accessory Apartment			Inclusionary Zoning			Inclusionary Zoning		
Block & Lot / Street:	Block 1088, Lot 20 / 32 Belvidere Avenue			Block 1059, Lot 33 / 258 Brunswick Avenue (Route 518)			Block 1074, Lot 2 / 6 Lilly Street			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 North Main Street		
Status:	Completed			Completed			Completed			Completed			Adopted Amended Redevelopment Plan			Adopted Redevelopment Plan		
Date:	C.O. 7/27/2015			C.O. 10/13/2005			C.O. 04/04/1994			C.O. 9/10/2012			4/23/2020 (Ord. #01-2020)					
Length of Affordability Controls:	30 years			30 years						10 years			30 years required			30 years required		
Administrative Agent:	Raritan Valley Habitat for Humanity 100 West Main Street, Somerville, NJ (908)704-0016 info@rvhabitat.org			Community Investment Strategies, Inc. 1970 Brunswick Avenue Suite 100 Lawrenceville, NJ 08648 Phone: 609-298-2229			Lambertville Director of General Assitance			Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360			TBD			TBD		
Contribution:	-			-			-			-			-			-		
Type of Units:	Family Affordable For-Sale			Age-Restricted Affordable Rental			Family Affordable Rental			Family Affordable Rental			Family Affordable Rental			Family Affordable Rental		
Total Affordable Units:	1 Third Round RDP			37 (22 Third Round RDP, 12 Unmet Need, 3 Fourth Round)			1 Unmet Need			1 Third Round RDP			28 Third Round RDP (22 bonus credits)			5 Unmet Need		
Income/Bedroom Distribution:	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	-	-	-	-	-	-	1	-	-	-	-	-	1	2	1	-	1	-
Low-Income	-	-	1	20	2	-	-	-	-	-	-	-	2	5	3	-	2	-
Moderate-Income	-	-	-	15	-	-	-	-	-	1	-	-	2	10	2	-	1	1
Comments				49 other units (86 total) received RCA funds and cannot contribute to Lambertville's present or future obligations.			Located in the library. City provides montly allowance to directly pays rent/utilities on tenant's behalf											

CITY OF LAMBERTVILLE, HUNTERDON COUNTY

PROJECT/UNIT MONITORING - JANUARY 29, 2021

Site / Program Name:	Burd Farmstead (IO-1 Overlay)			Corboy Site (IO-1 Overlay)			Trenton Cracker Factory (IO-2 Overlay)			Accessory Apartment Program Overlay		
Project Type:	Inclusionary Zoning			Inclusionary Zoning			Inclusionary Zoning			Accessory Apartment		
Block & Lot / Street:	Block 1058, Lot 15 / 255 Brunswick Avenue			Block 1072, Lots 3 & 3.01 / 2 Rock Road West			Block 1022, Lot 8 / 80 Lambert Lane			1 unit: 26 S. Main Street; B 1046/L 5 Remaining Units TBD		
Status:	Adopted Overlay			Adopted Overlay			Adopted Overlay			Existing R-2 Zone Conditional Use; Program Manual adopted 9/24/20		
Date:	4/18/19 (Ord. No. 05-2019)			4/18/19 (Ord. No. 05-2019)			4/18/19 (Ord. No. 05-2019)			26 S. Main: deed recorded 12/28/20		
Length of Affordability Controls:	30 years required			30 years required			30 years required			10 years required		
Administrative Agent:	TBD			TBD			TBD			Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360		
Contribution:	-			-			-			-		
Type of Units:	TBD			TBD			Family Affordable Rental			Accessory Apartments		
Total Affordable Units:	TBD Unmet Need			TBD Unmet Need			TBD Unmet Need			5 Unmet Need		
Income/Bedroom Distribution:	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	-	-	-	-	-	-	-	-	-	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-
Comments										3 low income, 2 moderate units. Min. \$20,000 per moderate unit or \$25,000 per low-income unit. One moderate-income unit completed (26. S. Main Street).		

CITY OF LAMBERTVILLE, HUNTERDON COUNTY REHABILITATION MONITORING

Total Third Round Rehabilitation Obligation

1

Rehabilitation program administrator(s) with email, phone number, and address:

Millenium Strategies

(if multiple rehab programs list administrator for each)

Period of time covered (Only completed rehab since either the adoption of the Housing Element and Fair Share Plan or the previous annual report should be included on this sheet)

2015 - 2020

Please list below all units rehabilitated towards the municipality's Third Round rehabilitation obligation.

2					3					4	5	6	7	8	9	10	11
street address	case number	block	lot	unit number	owner (√)	renter (√)	very low (√)	low (√)	mod (√)	final inspection date (mm/dd/yy)	funds expended on hard costs (\$)	funds recaptured (\$)	major system(s) repaired (use code)	was unit below code and raised to code? (y/n)	effective date of affordability controls (mm/dd/yy)	length of affordability controls (years)	affordability control removed (y/n)
82 Clinton Street	2013-01	1015	13	-	√			√		03/09/15	\$18,530.00		Roof, Window Replacement, Exterior Cladding, Load Bearing Structural System, Weatherization				
58 Grants Alley	2013-03	1083	10.01	-	√			√		05/31/16	\$10,500.00		Electricity, Exterior Cladding, Weatherization				

Verification by Program Administrator that all households are income eligible, that appropriate affordability controls are in place and that rental prices conform to COAH regulations.

Verification by Building Code Official that units were below code and raised to code per the NJ State Housing Code or the Rehabilitation Subcode and that the work involved major systems.

Program Administrator

Date

Code Official

Date