

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	City of Lambertville
COUNTY:	Hunterdon County
Date through which funds reported:	12/31/2021
Name of person filling out form and affiliation/role:	Beth Mingey, Administrative Agent, Triad Associates
Date of filling out form:	1/25/2022
Email:	bmingey@triadincorporated.com
Municipal Housing Liaison for municipality:	Bambi Kuhl, City of Lambertville
Email:	publicassistance@lambertvillenj.org
Municipal Housing Liaison/Administrative Agent:	Beth Mingey, Triad Associates
Email:	bmingey@triadincorporated.com
Income Limits Year Being Used by Municipality*:	2021

(Note: Date in Approved Spending Plan = date through which revenues/expenditures are shown in the approved spending plan; if no approved spending plan, show revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

TRUST FUND INFORMATION

	Inception - 12/31/2020	1/1/21-12/31/21	Total
REVENUE SUMMARY			
Barrier Free Escrow			\$0
Development Fees	\$ 106,555	\$ 22,679	\$129,234
Interest Earned	\$ 1,706	\$ 332	\$2,038
Other Income	\$ 57,302		\$57,302
Payments-in-Lieu of Construction	\$ -		\$0
TOTAL	\$ 165,563	\$ 23,010	\$188,573

EXPENDITURE SUMMARY			
Administration**	\$ 59,296	\$12,275.00	\$71,571
Affordability Assistance***			\$0
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity		\$ 20,000	\$20,000
TOTAL	\$ 59,296	\$ 32,275	\$91,571

ADMINISTRATION: Date in Approved Spending Plan to Present

Name	List types of administrative expenses	Amount
Clarke Caton Hintz Planning Services	Planning Services	\$15,669.50
Michael Bolan	Court Master	\$4,725.00
Triad Associates	Administrative Agent	\$7,765.00
Fair Share Housing Center	Settlement Agreement Fees	\$7,500.00
TOTAL		\$35,660

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present

Name	List affordability assistance projects and programs	Amount
TOTAL		\$0

HOUSING ACTIVITY: Date in Approved Spending Plan to Present

Type of Housing Activity	Specific Site or Program	Amount
Laura Scully	26 W. Main Street - Accessory Apartment	\$ 20,000
TOTAL		\$20,000

Comments:

*View 2020 income limits: https://ahpnj.org/member_docs/Income_Limits_2020.pdf
https://ahpnj.org/member_docs/Income_Limits_2019_FINAL.pdf

2. REHABILITATION

Total Third Round rehabilitation obligation	1
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	Millenium Strategies (2013) Triad Associates, 1301 W. Forest Grove Road, Vineland NJ bconway@triadincorporated.com
Period of time covered (Only completed rehabs since either the adoption of the Housing Element and Fair Share Plan or the previous annual report should be included on this sheet):	2015-2021

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

4		3					4	5	7	8	9	10	11	12	13				
Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rental rehab)	Block	Lot	Unit Number	Owner	Renter	Very Low	Low	Moderate	Final Inspection Date (mm/dd/yy)	Funds expended on hard costs (\$)	Recaptured Funds	Major system(s) repaired	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)	Creditworthy (Y/N)
82 Clinton Street	2013-01	Small Cities	1015	13		Y			y		03/19/15	\$18,530.00		Roof, Windows, Exterior Cladding, Load Bearing	Y				
58 Grants Alley	2013-03	Small Cities	1083	10.01		y			y		05/31/16	\$10,500.00		Electricity, Exterior Cladding, Weatherization	Y				
42 Buttonwood Street1007	2018-01	Small Cities	1007	19		Y	N	N	Y	N	01/31/19	\$11,395.00		Electrical, Roof, Flue Pipe, Smoke Detector/Carbon	Y				
88 South Main Street	2018-02	Small Cities	1049	12		Y	N	Y	N	N	01/31/19	\$23,840.00		Foundation repair, Basement Drain,	Y				

Comments:

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

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Little Haven Rest Home	Habitat for Humanity	Heritage Village (High Point)	Lily Street Apartment	Muncie Accessory Apartment	Accessory Apartment Program	Lambertville High School Redevelopment	Police Station Lot Redevelopment	Burd Farmstead (IO-1 Overlay)	Corboy Site (IO-1 Overlay)	Trenton Cracker Factory (IO-1 Overlay)
Project developer:	Jun Pak and Gue Yol	Raritan Valley Habitat for Humanity	Community Investment Strategies	Lambertville Director of General Assistance	John T. Muncie	Triad Associates	TBD	TBD	TBD	TBD	TBD
Compliance Mechanism:	Special Needs Group Home	100% Affordable	100% Affordable - Age Restricted	100% Affordable	Accessory Apartment	Accessory Apartments	Inclusionary Zoning	Inclusionary Zoning	Inclusionary Zoning	Inclusionary Zoning	Inclusionary Zoning
Compliance Mechanism #2 (if project has multiple):											
Round:	Third Round (11); Unmet Need (7)	Third Round	37 (22 Third Round RDP, 12 Unmet Need, 3 Fourth Round)	Unmet Need	Third Round	Unmet Need	Third Round	Unmet Need	Unmet Need	Unmet Need	Unmet Need
Block (if multiple separate by commas):	1064, 1064	1088, 1002, 1002, 1088	1059	1074	1019	1046	1073; 1090; 1091	1003	1058		
Lot (if multiple separate by commas):	1, 1.01	19, 61, 62, 20	33	2	9	5	1, 3, 5-11, 32, 33, 22.01; 4, 5; 1,	3	15		
Address:	47 Lincoln Ave, 56 Douglas Ave.	34 Belvidere Ave, 82 York Street, 84 York Street, 32 Belvidere Ave	258 Brunswick Ave.	6 Lilly Street	118 N. Union Street	26 S. Main Street	Grant Ave	249 Main Street	255 Brunswick Ave.		
Construction required to begin by (for mechanisms other than inclusionary development):											
Status:	Completed	Completed	Completed	Completed	Completed	1 Completed, 4 Remaining	Adopted Amended Redevelopment Plan (4/23/20 Ord	Adopted Redevelopment Plan	Adopted Overlay (Ord. No. 05-2019)	Adopted Overlay (Ord. No. 05-2019)	Adopted Overlay (Ord. No. 05-2019)
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):											
If "approved not built" or "under construction," date of site plan and/or subdivision approval:											
If "under construction," expected date of completion:											
Date of issuance of C.O.:			10/13/2005			9/10/2012					
If "built," date controls began:	10/5/1984			4/4/1994		9/10/2012	5/15/2021				
Length of Affordability Controls (years):		30	30	10	10	10	30	30	30		
Administrative Agent or other entity responsible for affirmative marketing:	Jun Pak and Gue Yol	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 609-298-2229	Lambertville Director of General Assistance	Triad Associates, 1301 W. Forest Grove Road, Bldg 3A, Vineland, NJ 856-481-7044 bmingey@triadincorporated.com	Triad Associates, 1301 W. Forest Grove Road, Bldg 3A, Vineland, NJ 856-481-7044 bmingey@triadincorporated.com	TBD	TBD	TBD		
Contribution (for payments in lieu)											
Total Affordable Housing Units Proposed	18	4	37	1	1	5	28	5	TBD		
Total Affordable Housing Units Completed to Date	18	4	37	1	1	1	0	0			
Type of Affordable Units:											
Family	0	4	0	1	1	5	28	5	0	0	0
Family For-Sale	0	4									
Family Rental				1	1	5	28	5			
Senior	0	0	37	0	0	0	0	0	0	0	0
Senior For-Sale	0										
Senior Rental	0		37								
Supportive/Special needs	18	0	0	0	0	0	0	0	0	0	0
Supportive For-Sale	0										
Supportive Rental	18										

Bedroom/Income Splits:

1 BR/or Efficiency Affordable Units	18	0	35	1	1	0	5	0	0	0	0
Very Low-Income:	18			1			1				
Low-Income:			20				2				
Moderate-Income:			15		1		2				
2 BR Affordable Units	0	0	2	0	0	0	17	4	0	0	0
Very Low-Income:							2	1			
Low-Income:			2				5	2			
Moderate-Income:							10	1			
3+ BR Affordable Units	0	4	0	0	0	1	6	1	1	1	0
Very Low-Income:							1				
Low-Income:		4					3				
Moderate-Income:						1	2	1	1	1	
Supportive/Special Needs Units:	0	0	0	0	0	0	0	0	0	0	0
Very Low-Income:											
Low-Income:											
Moderate-Income:											

OVERALL PRIOR AND THIRD ROUND SUMMARY

	NUMBER	PERCENT
Total Units	99	-
Very-Low Income Units	24	24%
Low-Income	38	38%
Moderate-Income	35	35%
Family	44	44%
Senior	37	37%
Supportive/Special Needs	18	18%
For Sale	4	4%
Rental	95	96%

Comments:

4. VERY LOW INCOME REPORTING

Very Low Income Units approved and constructed since July 17, 2008				
Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)
Little Haven Rest Home	18	18	0	Special Needs
Habitat for Humanity	4	0	0	Family
Heritage Village (High Point)	37	0	0	Age Restricted
Lily Street Apartment	1	1	0	Family
Muncie Accessory Apartment	1	0	0	Family
Accessory Apartment Program	5	0	0	Family
Lambertville High School Redevelopment	28	0	4	Family
Police Station Lot Redevelopment	5	0	1	Family
Burd Farmstead (IO-1 Overlay)	0	0	0	Family
Corboy Site (IO-1 Overlay)	0	0	0	Family
Trenton Cracker Factory (IO-1 Overlay)	0	0	0	Family
Total	99	19	5	

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below 30% of reg See N.J.S.A. 52:27D-329.1.