

City of Lambertville, Hunterdon County
Affordable Housing Unit and Program Monitoring Report
February 4, 2024

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
Project Type:	Lambertville Rehabilitation Program	Alternative Living Facility	100% Affordable Development	100% Affordable Development	Accessory Apartment	Inclusionary Redevelopment	Inclusionary Redevelopment	100% Affordable Development
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
Status:	Completed	Completed	Completed	Completed	Completed	Proposed Amended Redevelopment Plan	Adopted Redevelopment Plan	Completed
Date:		1984	Various between 2002 and 2015	C.O. 10/13/2005	C.O. 9/10/2012			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
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
Contribution:								
Type of Units:	Rehabilitation	Special Needs Rental	Family For-Sale	Age-Restricted Rental	Family Affordable Rental	Family Affordable Rental		Family Affordable Rental
Total Affordable Units:	1-unit obligation; 4 units completed	18 bedrooms	1	37	1	40	0	1
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
Very Low-Income		18				1 3 2		1
Low-Income			4	20 2		3 5 6		
Moderate-Income				15	1	4 12 4		
Comments	Funded by 2014 Small Cities Housing Rehab. Grant. Additionally, Hunterdon County reports no units rehabilitated through its program through 2023.	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 an amended redevelopment plan has been drafted to reflect the higher yield, which will absorb the five-unit requirement from the Police Station Lot Redevelopment. Income-bedroom distribution is UHAC.	This project is no longer moving forward. The 5 affordable units it was to produce will now be produced as part of the higher unit yield at the High School site.	Unmet Need. Located in the city library. Tenant has Section 8 housing voucher, and rent is paid to city.

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Site / Program Name:	Main Street Apartments	Accessory Apartment Program	Burd Farmstead (IO-1 Overlay)	Corboy Site (IO-1 Overlay)	Trenton Cracker Factory (IO-2 Overlay)	Mandatory Affordable Housing Set-Aside
Project Type:	Inclusionary Redevelopment	Accessory Apartments	Inclusionary Overlay Zoning	Inclusionary Overlay Zoning	Inclusionary Overlay Zoning	Inclusionary Zoning
Block & Lot / Street:	Block 1004, Lots 3 and 4 295 N. Main St.	Block 1046, Lot 5 26 S. Main Street	Block 1058, Lots 15 and 255 Brunswick Avenue	Block 1072, Lots 3 and 3.01 2 Rock Road West	Block 1022, Lot 8 80 Lambert Lane	
Status:	Proposed	Existing R-2 Zone Conditional Use; Program Manual adopted 9/24/20	Adopted	Adopted	Adopted	Adopted
Date:		26 S. Main: 12/28/20	4/18/19 (Ord. No. 05-2019)	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	10 years	At least 30 years	At least 30 years	At least 30 years	At least 30 years
Administrative Agent:	TBD	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590	TBD	TBD	TBD	
Contribution:						
Type of Units:	Family Affordable Rental	Family Rental				
Total Affordable Units:	0	5; 1 completed				
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						
Low-Income						
Moderate-Income						
Comments	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) had been 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. Discussions have not progressed, and the 5 units originally anticipated will be provided by the Lambertville High School site.	Unmet Need. Commitment is for 3 low income, 2 moderate-income units. One moderate-income unit has been completed and a second moderate-income unit has been approved	Unmet Need. The city reports no applications were approved in 2023 that would take advantage of the overlay zoning.	Unmet Need. The city reports no applications were approved in 2023 that would take advantage of the overlay zoning.	Unmet Need. The city reports no applications were approved in 2023 that would take advantage of the overlay zoning.	Unmet Need. The city reports no applications were approved in 2023 that would take advantage of the overlay zoning.