

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		
Project Type:	Lambertville Rehabilitation Program			Alternative Living Facility			100% Affordable Development			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)		
Status:	Completed			Completed			Completed			Completed		
Date:				1984			Various between 2002 and 2015			C.O. 10/13/2005		
Length of Affordability Controls:	Perpetual lien			30 years			At least 30 years			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		
Contribution:												
Type of Units:	Rehabilitation			Special Needs Rental			Family For-Sale			Age-Restricted Rental		
Total Affordable Units:	1-unit obligation; 4 units completed			18 bedrooms			1			37		
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
Very Low-Income				18								
Low-Income									4	20	2	
Moderate-Income										15		
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		

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Site / Program Name:	Munice Accessory Apartment	Lambertville High School Redevelopment	Police Station Lot Redevelopment	Lilly Street Apartment					
Project Type:	Accessory Apartment	Inclusionary Redevelopment	Inclusionary Redevelopment	100% Affordable Development					
Block & Lot / 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 N. Main Street	Block 1074, Lot 2 6 Lilly Street					
Status:	Completed	Adopted Redevelopment Plan	Adopted Redevelopment Plan	Completed					
Date:	C.O. 9/10/2012			C.O. 04/04/1994					
Length of Affordability Controls:	10 years	At least 30 years	At least 30 years	Lease to Easter Seals through 2013; Section 8 voucher since 2013					
Administrative Agent:	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590			Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590					
Contribution:									
Type of Units:	Family Affordable Rental	Family Affordable Rental		Special-needs affordable rental/ family affordable rental					
Total Affordable Units:	1	28	5	1					
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income				1	2	1			
Low-Income				2	6	11			1
Moderate-Income	1			1	2	2			
Comments	Third Round RDP	Third Round RDP. Redevelopment Plan adopted 2020. Income-bedroom distribution is UHAC.	Unmet Need.	Unmet Need. Located in the city library. Originally special-needs affordable rental leased to Easter Seals; converted to family affordable rental in 2013.					

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Site / Program Name:	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:	Accessory Apartments	Inclusionary Overlay Zoning	Inclusionary Overlay Zoning	Inclusionary Overlay Zoning	Inclusionary Zoning										
Block & Lot / Street:	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:	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:	10 years	At least 30 years	At least 30 years	At least 30 years	At least 30 years										
Administrative Agent:	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 856-690-9590														
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	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. Commitment is for 3 low income, 2 moderate-income units. One moderate-income unit has been completed.	Unmet Need. The city reports no applications were approved in 2024 that would take advantage of the overlay zoning.	Unmet Need. The city reports no applications were approved in 2024 that would take advantage of the overlay zoning.	Unmet Need. The city reports no applications were approved in 2024 that would take advantage of the overlay zoning.	Unmet Need. The city reports no applications were approved in 2024 that would take advantage of the overlay zoning.										