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**To:** Lambertville City Council  
**From:** Michael F. Sullivan, ASLA, AICP   
**Re:** **Lambertville High School Redevelopment:  
History of its Role in Affordable Housing Plan**  
**Date:** May 29, 2024

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The following summarizes the history of Lambertville High School site in the context of Lambertville’s Court-approved affordable housing plans.

March 10, 2015	N.J. Supreme Court decision (Mount Laurel IV) declaring the Council on Affordable Housing (COAH) to be dysfunctional and transferring the responsibility of enforcing municipal affordable housing obligations to the Superior Court.
July 8, 2015	City files a Declaratory Judgement Action in response to the N.J. Supreme Court decision, in order to secure immunity from exclusionary zoning (builder’s remedy) litigation while creating a plan for Court approval to comply with the Fair Housing Act.
October 7, 2015	City designates Lambertville High School (LHS) site as a non-condemnation redevelopment area for the purposes of providing for affordable housing, pursuant to Declaratory Judgement action.
May 22, 2018	City executes a settlement of affordable housing litigation with Fair Share Housing Center (FSHC), subsequently approved by the Court. Pursuant to settlement, LHS is required to produce 67 market-rate townhouses, 44 market-rate apartments, and 28 affordable apartments (139 total dwelling units).
June 19, 2018	City re-designates LHS site as a condemnation redevelopment area to strengthen the City’s ability to produce the affordable housing required pursuant to the 2018 settlement.
November 7, 2018	City adopts 2018 Housing Plan Element and Fair Share Plan, which includes the LHS site and the affordable dwellings required pursuant to the 2018 settlement.
November 26, 2018	City adopts redevelopment plan for the LHS site, which requires the creation of up to 67 market-rate townhouses and 44 market-rate apartments, while mandating the creation of 28 affordable apartments (139 total dwelling units maximum).



**LAMBERTVILLE HIGH SCHOOL REDEVELOPMENT:  
HISTORY OF ITS ROLE IN AFFORDABLE HOUSING PLAN**

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January 11, 2019	Owners of the LHS site file litigation challenging 2018 redevelopment plan.
January 29, 2020	City enters an amended affordable housing settlement with FSHC that includes the need to amend the 2018 LHS Redevelopment Plan to remove the power of condemnation within the redevelopment area.
March 4, 2020	City adopts 2020 Amended Housing Plan Element and Fair Share Plan, which includes the LHS site and the affordable dwellings required pursuant to the 2018 and 2020 settlements.
April 23, 2020	City amends the 2018 LHS Redevelopment Plan to remove the power of eminent domain. All other terms and requirements remain.
2020-2022	City conducts interviews, meetings and evaluations with potential redevelopers for the LHS Redevelopment Area, ultimately settling on K. Hovnanian as redeveloper.
2022-2024	City negotiates with K. Hovnanian regarding the design, configuration and density of the residential development of the LHS Redevelopment Area.
May 16, 2024	City introduces 2024 Amended Redevelopment Plan for the LHS site, dated May 16, 2024. The 2024 plan allows for up to 200 total dwelling units composed of townhouses, stacked townhouses and apartments. A minimum of 40 affordable apartments are required to be constructed, regardless of the number of market-rate dwelling units.

**Importance of the LHS Redevelopment in the Housing Plan**

Lambertville’s Affordable Housing Obligation:

- Rehabilitation: 1 unit
- Prior Round: 0 units
- Third Round: 137 units

Third Round Obligation consists of 88-units Realistic Development Potential (which MUST happen) and a 49-unit Unmet Need (which SHOULD happen). This was approved by the Court as negotiated with Fair Share Housing Center as the result of a vacant land adjustment.



## LAMBERTVILLE HIGH SCHOOL REDEVELOPMENT: HISTORY OF ITS ROLE IN AFFORDABLE HOUSING PLAN

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### **LHS Site is a Key Component to Address Realistic Development Potential (RDP)**

Lambertville's RDP is 88. The 2020 Fair Share Plan had the LHS site producing 28 affordable housing units with 22 bonus credits for a total of 50 credits toward the RDP of 88. This Redevelopment Plan increases the RDP to 100 (and reduces the Unmet Need from 49 to 37 units), which in turn increases the number of bonuses available to 25, and allows the City to claim three more age-restricted units from the Heritage Village development. Therefore, this amended LHS Redevelopment Plan will result in 65 credits from the LHS site and 25 credits (up from 22) from the Heritage Village site, toward the 100-unit RDP.

The LHS site satisfies or maximizes several of the requirements required by the Fair Share Plan, thus maximizing the effectiveness of the site in producing affordable dwellings and credits, including:

- Minimum Rental Units
- Minimum Family Rental Units
- Minimum Family Units
- Maximum Bonus Credits
- Maximum Age-Restricted Units