

# Mtn. Lakes Affordable Housing Advisory Committee Meeting

## Minutes of June 10, 2020 meeting

Meeting by Zoom

**Members present:** Mitchell Stern, Borough Manager; Bob Oostdyk, Borough Attorney; Marty Kane, Planning Board chair; Kelly Holliday, Planning Board member; Sandy Batty, Community Member; Blair Schleicher Bravo, Community Member and Committee Chair; Mayor David Shepherd; Dan Happer and Cynthia Korman, Council Members. Alex Gotthelf, Community Member and MLHPC Chair,

**Public:** George Jackson

**Minutes of May 13, 2020** meeting approved as written. Moved by Cynthia Korman, second by David Shepherd.

**Policy on Existing Tenants in Accessory Units.** Bob drafted a policy to cover the contingency if tenants are in an apartment that homeowner wants to dedicate for affordable housing. The owner would have to meet rent guidelines. If the tenant is income-qualified they can stay; if the tenant doesn't meet the income guidelines, the apartment can be added to the Borough list, but the deed restriction doesn't go into effect until an income-qualified tenant is in place. The rent and income amounts are determined by Fair Share Housing Center and are updated annually. Our manual will have a link to newest numbers and also will have printed numbers in it.

### **Review of Manual Final Draft- V2**

The committee discussed whether or not the manual should address existing non-conforming apartments. Some members believe converting an apartment to conform with the zoning is an incentive for the affordable housing program; other members believe that this is a separate zoning enforcement issue that the Council should deal with. The decision was reached to include an introductory paragraph on what our zoning allows and why affordable housing is needed. The marketing program can give more detail about the advantage of making an apartment conforming. Cynthia will email a suggested introduction for the manual.

**Subsidy.** When an existing apartment is converted to affordable, there will be costs for conversions to bring the apartment up to building code standards, so the committee agreed that a subsidy of \$5,000 will be offered.

After the Borough has 5 units in the affordable program, any additional units would be put on a waiting list.

**Next steps for accessory apartment program.** Bob reported that the tax assessor does not have a list of accessory apartment units.

### **Schedule**

- **July 8** Committee meeting to finalize manual to submit to Borough Council
- **July 27.** Council discussion of manual .

**Adjourn and Next meeting** As there were no comments/questions from the public the meeting was adjourned.

Next meeting **July 8, 2020 8:30 a.m. – 9:30 a.m.**

*Respectfully submitted, Sandy Batty Secretary*