

## Mtn. Lakes Affordable Housing Advisory Committee

July 12, 2024

Minutes

Members present: Sandy Batty, Community Member; Tom Chiang, Community Member and Chair; Steve Castellucci, Alternate Member #1; Cynthia Korman and Khizar Sheikh - Council Members.

1. Welcome by chair Tom Chiang
2. June 14, 2024 Meeting Minutes approved as written

### 3. Discussion Items

- **Update on Resident's CGP&H Inquiry** on Affordable Housing Unit. Cynthia said that she communicated with the resident who was interested in creating an accessory apartment. However, the homeowner's lack of control on who could become their tenant was a deal breaker. She will see if she can get more information at the League of Municipalities conference in November. We need create one accessory apartment this year to meet our plan. We need more clarity from CGP&H on tenant selection. A homeowner might have some control over tenant selection, but can't be discriminatory. We will need to reconsider these apartments for the 2025 round.

Cynthia said most people are not aware of the accessory apartment program. Steve said that when an apartment becomes available, then it will be offered without a delay of waiting for the right tenant.

The accessory apartment program has been successful in a few towns in New Jersey. We had tried to contact them. We can ask Mitchell if CGP&H can find out if any other towns have a working program. We will ask if CGP&H could come to a committee meeting, and bring information about other municipal apartment programs: where they work well, what level of control landlord can exert, and how can this be documented and communicated to potential landlords. What is the decision process for a landlord and what are the time restrictions for landlord to decide on a tenant or if the apartment becomes vacant how long could it remain so.

**Upcoming Fourth Round Planning & Highlands** Cynthia said that she, Chris Richter and Tom Menard have been reviewing the proposed ordinance for opting in to the Highlands Regional Master Plan. The legislation requires that we have an affordable housing plan in place by June 2025. Opting in would give us the ability to apply for a \$30,000 grant for our affordable housing plan. Highlands requires 300-foot setback from open waters. Vernal pools require 1000-foot buffer, but we don't have any documented vernal pools in town. Our current plan has a vacant land adjustment that indicates where sensitive lands are.

We want to be sure we will have immunity from builder's remedy lawsuits if we have an approved plan.

### 4. Old Business

We will be developing a process to create our fair share plan for the next affordable housing round. Steve pointed out that first we need to know what our obligation numbers are. If we disagree with the numbers we are assigned, we would have to develop a challenge. If we agree, then we would move toward compliance. If we consider 100% affordable housing, it will need large subsidies but this might work in a redevelopment zone, where there was ability to have the density and economy of scale.

The State budget was adopted. Steve looked into the grants for developing accessory apartments, but the specifics are not clear. He will work to find out the requirements for a grant. but not

Adjourn and Next Meeting- August 9, 2024, 8:30 a.m. – 9:30 am