**Mtn. Lakes Affordable Housing Advisory Committee Meeting**

**November 10, 2021**

**Minutes**

**Meeting by Zoom**

**Committee members attending:** Mitchell Stern, Borough Manager;Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Sueanne Sylvester, HPC, Blair Schleicher Wilson, Community Member and Committee Chair; Cynthia Korman, Council Member

**Public**: George Jackson

1. **Minutes** ofSeptember 8th Meetingaccepted as written, with two abstentions.
2. **Discussion Items**
* *Meeting with CGP&H* Blair, Cynthia, and Bob Oostdyk, met with Dan Levin and Colleen Russo of CGP&H on September 28 to discuss the accessory apartments program and review the documents that the AHAC has prepared. Blair sent out notes of the meeting to all AHAC members prior to today’s meeting. CGP&H reviewed our documents and commented positively. They requested that we send them all our documents before distribution. Mitchell will be working with them to complete our report. Regarding letter to property owners, Dan Levin did not think the letter was strong enough and made edits for clarity an to highlight the program details.

An issue remains regarding if affordability controls remain in place after the 10-year deed restriction. The Borough Council approved the ordinance that states at the end of 10 years the landlord can rent the apartment at market rates, without regard to tenant income. However, Dan said that at the end of the 10-year period, the affordability controls remain in effect until the unit becomes vacant, provided the occupant continues to earn a gross annual income of less than 80% of the applicable median income.

Tenant selection processes must follow the applicable landlord/tenant laws currently in force in New Jersey and applicable federal Fair Housing laws.  A landlord can evict a tenant for cause. The apartments will have one-year leases, so that annual increases in rent can be made.

* The issue of nonconforming apartments needs to be addressed by the Borough Council. This issue is holding up sending out the letter.

Cynthia will report to Council that the AHAC has discussed nonconforming apartments and wants the Council to address this subject, probably in executive session because it involves legal issues. Bob, Cynthia, Khizar and Audrey will draft the discussion item for the Borough Council.

Sueanne asked if people are renting out illegal units, do they have a C.O., and does their homeowners insurance know of the apartment?

*Accessory Apartment Program* – Letter to 27 Property Owners. Dan advised that the letter should be strengthened. The Committee discussed whether to send the letter now. It would show that we are trying, but might not get results. The Committee voted to send out the letter after giving Dan opportunity to give final edit. We will change the contact to CPG&H. The flyer will be updated as well.

**Adjourn and Next meeting- December 8, 2021, 8:30 a.m. – 9:30 a.m.**