

# Mtn. Lakes Affordable Housing Advisory Committee Meeting

May 12, 2021

## Minutes

Meeting by Zoom

**Members present:** Bob Oostdyk, Borough Attorney; Meghan Leininger, Planning Board member; Sandy Batty, Community Member; Sueanne Sylvester, HPC, Blair Schleicher Wilson, Community Member and Committee Chair; Cynthia Korman and Audrey Lane - Council Members.

**Public:** George Jackson

1. **Meeting Minutes** January 13, February 10, 2021, and April 14 minutes approved as written

### 2. Discussion Items

**Residential Zones:** Second outreach program meeting is planned for May 18, 7:30 PM. It was publicized in the Borough eblast. The CPA will be there but not Randy, our Administrative Agent from CPG&H. We will follow up with him on any questions. We will use the same set of slides as our previous presentation, but will add to the FAQs some additional points: Property owners have some ability to control who they rent to by using objective criteria such as no pets, no smokers, or credit worthiness. They may not use discriminatory criteria such as religion or race. After the 10-year deed restriction, the landlord has the right to raise the rent or to take the space over for their own use.

Audrey suggested videotaping the session for residents and put video on YouTube with a link to the Borough website and go out in the Borough eblast. Then various Facebook pages can link to it.

**Business District A** Informational Meeting will be on May 20. The meeting information was not sent out because Blair has not received the addresses of the business owners. She will hand-deliver the information about the educational meeting. Bob said that even if there are pre-existing nonconforming apartments, they would need to go to the Board of Adjustment for a variance for alterations or enlarging. If property owners plan to do a renovation, they might consider making an affordable apartment.

ML affordable housing ordinance says that accessory apartments are allowed in the residential zones and Business A zone.

Agenda for business zone meeting to include:

- Understanding the existing ordinance vs Accessory apartment ordinance - What's allowable
- Information for business property owners on the benefits of having affordable accessory apartments

**Existing non-conforming apartments.** We need to survey properties with existing apartments to help understand the Borough's current housing stock. Our Housing Plan calls for five affordable apartments and there are about 27 possible units in the Borough. We need information on the actual number of existing accessory apartments and if they are currently rented. If rented, what facilities are in the apartment and how much is the rent? If a homeowner is illegally renting, he cannot collect rent. From a safety and fire perspective, the Borough needs to document the apartments.

3. **Next meeting-** June 9, 2021, 8:30 a.m. – 9:30 a.m. In July and August, meetings will be held if needed.