**Mtn. Lakes Affordable Housing Advisory Committee**

**June 9, 2021**

**Meeting Minutes**

**Members present:** Mitchell Stern, Borough Manager;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, Audrey Lane, Khizar Sheikh - Council Members.

**Public**: George Jackson

1. **Blair called meeting to order**
2. **Meeting Minutes** ofMay 12 approved as written. Blair will check to make sure that the past minutes are on the website.
3. **Discussion Items**
	1. **Update on second outreach public meeting** –No one came to meeting on May 18. Only four came to the previous outreach meeting and Blair has followed up with each separately. Homeowners may be reluctant due to the deed restriction and/or they might not want to self-identify as having a nonconforming use. The committee discussed whether we could change the 10-year deed restriction by explaining to the Fair Share Housing Center that this is a problem. Under our agreement, if the Borough released someone from the restriction, we would lose the affordable housing credit. If a homeowner dropped out of the program, their apartment would be nonconforming. The recent reassessment shows approximately 27 accessory apartments, but doesn’t indicate how many are rented.

Existing tenants can stay if they are income-qualified and the Borough will get credit right away; otherwise, ML gets credit once an income-qualified tenant is in place. One reason for the 10-year restriction is that the renter will have the opportunity to be part of the community.

It was suggested that the committee send a letter to the 27 homeowners with accessory apartments, offering to meet. The letter will give basic information, and refer them to the website for more information. The letter will highlight the positive parts of the program, with a second page having details including an edited version of the FAQs. Khizar and Blair will write a first draft of the letter for the committee’s review. Mitchell will supply list of the 27 homes.

* 1. **Business Zone A.** Blair cancelled the meeting after talking to the owner of Hapgoods. When she talked to the property owners many legal questions came up that needed to be resolved before having a meeting. Blair hand-delivered letters to the many property owners in business district Mitchell will get a list of the business owners in the zone.

EDAC has received a letter from property owner on Route 46 – another other area of town that has potential.

1. **Next meeting-** July 14, 2021, 8:30 a.m. – 9:30 a.m.