

Mtn. Lakes Affordable Housing Advisory Committee Meeting

September 9, 2020

Minutes

8:30 a.m. – 9:30 a.m.

Meeting by Zoom

Attendance: Mitchell Stern, Borough Manager; Sandy Batty, Community Member; Blair Schleicher Wilson, Community Member and Committee Chair; Mayor David Shepherd; Dan Happer and Cynthia Korman- Council Members.

Public: George Jackson

1. **Welcome, Agenda Overview:** Committee Chair Blair Wilson opened the meeting with and reviewed the agenda reminding members today's meeting will focus on the committee's presentation to the Borough Council on 9/30/2020.
2. **Meeting Minutes Approval:** The minutes of the August 12, 2020 meeting were unanimously approved. Blair indicated she will upload the final minutes to the website.
3. **Status of Manual Final Draft- V3:** CGP&H President, Randy emailed the final draft of the policy and procedure manual along with the operating manual. If there is no further input, Blair will ask him to put in final state for the Borough Council meeting packet.
4. **Review of Council Discussion Item:** Blair shared the draft Power Point presentation for the Borough Council. Committee members discussed the presentation with the following insights:
 - Background: keep it simple
 - Slide #3 (Mtn Lakes affordable housing obligation): we can present in two parts – right-hand side what must be done by 2025 and the left-hand side what the Borough does not need to do.
 - We need to know the approximate homeowner costs associated with the prepping of the unit- Dan and Cynthia will work on this for the presentation.
 - Blair and Cynthia will further work on the presentation and upload to google docs for committee members to edit. Cynthia will also upload draft copies of the outreach flyer and other materials to google docs.
 - Add to FAQ: Q. What happens after 10 year deed restriction expires? A. Homeowner has option to either recommit to affordable housing for another 10 years or to rent to turn affordable controls off and rent as a market rate unit.
 - Committee agreed to add Sueanne Sylvester to the AHAC membership and send her the committee minutes.
 - Blair all asked to review the presentation by 9/18 to be ready for the 9/21 prep meeting.
5. **Action Item:** Borough Manager Mitchell Stern obtained from the tax assessor the list of apartments in the Borough. He cautioned that while these homes have a second unit within the property, they are not necessarily occupied structures. They are only assessed as a second unit on the property. The list is proprietary will not be released to the committee. Mayor Shepherd commented that a Borough

wide reassessment is being considered for the near future. George offered that a reassessment in the Borough should include the list of accessory apartments to better understand of the reality of multi-family housing in the Borough.

6. AHAC Committee list of issues and recommendations for Borough Council members to consider/understand where the committee is in the process ON GOING AGENDA ITEM

7. Public Information meetings planning– materials, outreach, dates for presentation – Cynthia and Sueanne Sylvester drafted a mailer on the accessory apartment program to be sent to all residents, posted to the virtual backpack, and placed on the Borough website. They will be developing a FAQ section for the Borough website where residents can go for further information. Education sessions will be held, recordings of them will be on borough website

8. Other business Blair will invite Suanne to come to meetings as a member of the public. Budget: Cynthia had sent an email with projected expenses for the accessory program. The committee decided that the Council presentation should include information about the landlord subsidy of \$5000 for each unit. Other budget information should be used in compiling the Borough budget next year

9. Upcoming dates:

Sept.18 All materials should be reviewed and final drafts completed.

Sept 21 Next meeting to review materials

October 14, 2020 8:30 a.m. Next regularly scheduled meeting

Meeting adjourned