

Mtn. Lakes Affordable Housing Advisory Committee Meeting

Meeting Minutes

December 11, 2019

Members present: Mitchell Stern, Borough Manager; Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Blair Schleicher Bravo, Committee Chair; Mayor Lauren Barnett; David Shepard and Cynthia Korman- council members.

Public: George Jackson

1. The Minutes of the October 16, 2019 meeting were approved with the correction of two typos.
2. Administrative Agent status – Mitchell reported that the Council voted on Dec. 9 to approve the contract of Community Grants, Planning and Housing (CGP&H) to act as the Administrative Agent for Mountain Lakes' affordable housing program. The committee would like to meet with a representative of CGP&H. Committee members will submit questions in advance to Mitchell by January 8. He will forward the questions to CGP&H and then schedule a mutually convenient time in February to meet with the committee.
3. Accessory Apartments Policy Manual. The manual will be discussed at a future Council meeting. The target date will be for one of the March 2020 meetings.
4. The Council passed the Developer Fee Ordinance in November. Collection of fees will start, according to the guidelines in the ordinance.
5. Cynthia reported on the League of Municipalities affordable housing workshop that she attended. Towns are to report to the State Housing Commission on their progress on meeting the Fair Share Plans. Current residents in accessory apartments who meet the income qualifications don't have to vacate if the existing apartment becomes part of the affordable housing program. Bob confirmed that they are afforded tenancy protection.
If deed restrictions on affordable housing expire after the stated term – such as 30 years – then the profit from the sale of the property goes to the municipality. The property would be reassessed for taxes at the new value. The municipality could opt to roll over the deed restrictions as part of a new fair share plan.
Cynthia also reported that the workshop discussed funding sources, such as private capital exchange, home funds, tax credits, and PILOT. She will share a summary of the discussion with the committee.
- 4 Other business – the composition of the affordable housing committee will be similar to the current one. A new representative will be coming from the Council.
- 5 There were no comments from the public
- 6 Next meeting- January 8, 2020 8:30 a.m. – 9:30 a.m. (2nd Wed.)

Respectfully submitted, Sandy Batty, Secretary