

Mtn. Lakes Affordable Housing Advisory Committee Meeting
January 13, 2021
Meeting Minutes

Committee members: Bob Oostdyk, Borough Attorney; Meghan Leininger, Planning Board member; Sandy Batty, Community Member; Sueanne Sylvester, MLHPC Chair, Blair Schleicher Wilson, Community Member, and Committee Chair; Khizar Sheikh, and Cynthia Korman- Council Members.

1. Blair **Welcomed** new members Khizar and Sueanne. Members introduced themselves
2. **Meeting Minutes**
 - The minutes of the November 11, 2020 meeting were approved as written by members in attendance.
 - The notes of the December 9, 2020 meeting were accepted by members in attendance.

3. **Discussion Items**

AHAC overview for new members Bob gave the background on the Fair Share Plan adopted by Mountain Lakes. The one piece left to do is the accessory apartment program. The Council has approved the apartment manual so next will be implementation. We have hired an Administrative Agent, Randy Gottesman of CGP&H to run the program. The current Fair Share Plan approval goes till 2025, so soon we will be starting to look at next steps. Our Prospective Need number is 271; we don't have the ability meet that through development in our town. The Borough's Realistic Development Potential is 17.

Accessory Apartments Program Cynthia gave background on the program, which was announced to residents in December through the Borough eblast. Sueanne and Kelly Holliday developed a one-page flyer for mass mailing. All it needs are the dates for the education session. Thus far, three parties have expressed interest.

The committee decided to hold the Education Session on Wednesday, February 24, 7 PM evening by Zoom. We ask experts to speak including Bob Oostdyk and perhaps a tax accountant. Randy of CPG&H was budgeted and will be helpful to have his participation. We will aim to send the mailer out the first week in February to advertise the session. Meghan and Sandy volunteered to help prepare the Education Sessions, and Cynthia suggested including a Q&A session.

The Legacy development has brought a foreclosure suit against one of its affordable units for not paying its HOA fees. The Borough is also named in the suit. If the property is foreclosed, the Borough could lose it as one of its affordable unit.** The Housing Partnership manages the property, and they might reach out to the homeowner to see if they want to sell.

The AHAC committee was advised the Zoning Board of Adjustment is aware of affordable housing issues so the AHAC doesn't necessarily have to participate in hearings.

4. **Other business**

Blair emailed to the committee a spreadsheet with the Income levels for prospective tenants. She will post this on the website. The minutes and settlement agreement will also be added to the website.

5. **With no further business the meeting was adjourned. Next meeting- February 10, 8:30 a.m.**

** From NJ Spotlight News July 2019: [A law](#) *(Provides that deed restrictions on affordable housing units are not extinguished by foreclosure proceedings) signed recently by Gov. Phil Murphy requires that whenever a mortgage holder starts foreclosure proceedings on a home that is deed-restricted as affordable — meaning there is a cap on its sale price and it can only be purchased by those with low or moderate incomes — the mortgage holder must notify the municipality where the home is located. This will give municipal officials the option of purchasing the home if they think it makes sense.

The loss of a low-priced home in a state with some of the highest housing costs in the nation further exacerbates New Jersey's affordability problem. It also could hurt municipalities that had already fulfilled prior housing obligations.

Under several state Supreme Court decisions known as the Mount Laurel Doctrine, every community is required to provide for its fair share of needed low-cost housing. Some 300 municipalities have built or approved the construction of affordable homes dating back as early as the mid-1980s. A municipality must replace a lost affordable unit, according to Murphy's conditional veto of an earlier version of the bill.

* P.L. 2019, CHAPTER 132, *approved June 24, 2019* Senate, No. 362 (*Second Reprint*)