

## **Mtn. Lakes Affordable Housing Advisory Committee Meeting**

**January 11, 2023**

**Meeting by Zoom**

**Committee members:** Mitchell Stern, Borough Manager; Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Sueanne Sylvester, HPC, Blair Schleicher Wilson, Community Member, and Committee Chair; Cynthia Korman, Chris Cannon, Khizar Sheikh - Council Members.

**Public:** George Jackson, Meghan Leininger

- 1. Welcome** Blair reviewed the agenda and the committee members introduced themselves to new member Chris Cannon.
- 2. November Minutes** - The spelling of Sueanne's name was corrected. The minutes were approved as corrected.
- 3. Discussion Items**

### **ML affordable housing trust fund**

Bob explained that our Administrative agent reminded us that the Borough needs to spend \$20,000 from the trust fund for the current compliance period (2023 and 2024). Possibilities were discussed. Bob said that we could offer residents who meet income requirements a grant as down payment assistance for purchasing affordable units; however, few units come up for sale. An alternative would be to increase funding for landlords in the accessory apartment program as a greater the incentive for participation. The committee discussed other ideas: subsidize costs or the PILOT program for the veterans housing, put in infrastructure such as sidewalks to service affordable units, use for affordable housing planning on Route 46 or subsidies for rents or homeowner association fees. We have already charged trust fund for administrative costs for the affordable housing program. Bob will look at whether using funds for soft costs such as studies is permitted. We will explore these ideas and have a discussion on our next meeting.

**NJLM Conference sessions on Affordable Housing** Cynthia attended one session on accessory units and said we are already aware of most of the issues. She also attended the Affordable Housing update a presenter. Randy Gottesman did a presentation about the low-income tax credit program. Fair Share Housing Center is looking to make some changes for the fourth round of affordable housing plans. We should to plan proactively. We should try to schedule a meeting with Fair Share Housing to discuss accessory apartments and 10-year deed restriction.

### **Other Business**

**The Borough has two Administrative Agent agreements** - Housing Partnership and CPG&H. The Committee will review both to ascertain if we need two. Housing Partnership is still doing Legacy at Fanny Road.

Veterans housing has gotten all its approvals. Next step is the PILOT agreement.

Sueanne suggested that we follow up with Spectrum Living. Usually municipalities contact them if they have a property, and right now we don't have anything to offer.

Master Plan needs to be updated by 2023. A committee working on it. We should consider if we want changes for plan.

- 4. Adjourn and Next meeting- February 15, 2023 8:30 a.m. – 9:30 a.m.**

