

MEETING SUMMARY
AD HOC COMMITTEE ON RENTAL REGISTRATION
JULY 16, 2018
7:00 PM

Members in Attendance: David Hediger, Chair, Jim Lysen, Michael Marcotte, Tom Maynard, Paul Ouellette, Charles Weaver, Rick Lachapelle, Amy Smith, Jay Allen, Ronnie Paradis. Erin Guay was unable to attend. Ed Barrett was present for staff support.

Members of the Public in Attendance: Chris Aceto, Adilah Muhammed, Joe Dunn, Debbie Sullivan, Norm Rousseau, Rick Bretton, Cheryl Bretton, Mike Reed

1. The members of the Committee introduced themselves and the reason for their participation.
2. Ed Barrett reviewed the City Council's charge to the Committee emphasizing that the Committee was to start by identifying the goals and objectives that a rental registration program was intended to pursue, review the various methods that might be used to pursue those goals, and then identify the resources and staffing levels required to meet those goals. He noted that there may be alternative approaches from rental registration to pursue the various goals and objectives and that the City Council has not committed to any specific program but will be looking to the Committee to provide recommendations.
3. The majority of the meeting was then spent identifying the goals, objectives, and issues surrounding rental housing in Lewiston that members of the Committee wished to pursue. These are summarized below:

GOALS, OBJECTIVES, QUESTIONS AND ISSUES RELATED TO MULTI-FAMILY HOUSING IN LEWISTON

- Provide for the Health and Safety of Residents
 - Are Inspections Frequent Enough?
 - Adequate Staff Resources?
 - Reactive not Proactive Inspections
 - Coordination between Fire and Code
 - Inspections completed by various agencies (i.e. HUD, LHA, Common Ties, City agencies)
- Easy Access to Transparent Information Regarding Rental Properties
 - Who owns the properties/contact information
 - Information about the properties, i.e., number of units, bedrooms, vacancy rate, rents
 - History of inspections, violations, compliance
 - Lead Status
- Provide Tenant Education and Accountability
 - Data on Tenant History (eviction/damage to unit/payment history)
- Provide Landlord Education
 - Quality Leases
 - Landlord Association?
 - Absentee Landlord Issues?
- Address Blight/Trash/Appearance
- Simplify Regulatory Environment

- Lead regulations/Lead Maintenance Certification
- Asbestos
- City, bank, insurance company requirements
- What constitutes a substandard building?
- Costs of improvements being required
- Adequacy of General Assistance Vouchers
 - How many does the City provide?
 - Who is taking them?
 - How is the amount determined?
 - Adequacy of that amount?
 - Inspection of GA units
- Addressing Problems with Disorderly Properties
 - Current Policy Adequate?

Ed Barrett cautioned committee members that not all of these items came under or were controllable by the City.

4. Other Information Needed

The Committee discussed information that it would need/like to have. In addition to what was outlined above, the Committee was interested in data on the number and type of rental units, frequency of inspections, and ownership information (number of units owned by individual owners/companies).

5. Future Meetings

The Committee set 6:30 pm as the time for future meetings. The next meeting will be held on Wednesday August 15th.

NOTE ON MEETING PROCEDURE:

Given that this was the Committee's first meeting, the discussion was rather freewheeling and substantial leeway was allowed to both Committee members and members of the public who were present. Beginning with the next meeting, public comment will be confined to the end of the meeting. At that time, non-Committee members who are present will be provided the opportunity to comment on any of the issues discussed at the meeting. We will also prepare a set of discussion guidelines for the Committee to consider and adopt to assist in keeping the meetings on task and cordial.