

MEETING SUMMARY
AD HOC COMMITTEE ON RENTAL REGISTRATION
September 26, 2018
6:30 PM

Members in Attendance: David Hediger, Ed Barrett, Michael Marcotte, Paul Ouellette, Rick Lachapelle, Amy Smith, Ronnie Paradis, Erin Guay, Chris Aceto.

1. Continued review of committee goals and objectives:

- Staff consolidated the recommendations on the items listed as goals and objectives received from committee members. Committee discussed the need to provide a recommendation to the Council on the initial rental registration proposal.
 - Motion made by Rick Lachapelle to not support the rental registration proposal presented to the City Council in May in the form in which it was presented. Second by Chris Aceto. Vote 7-0-2 (Ed and David abstained).
- Committee debated whether to go through every goal and objective or start with new goals. Amy shared her goals, from which the committee decided to work from in establishing recommendations. Goals include:
 - Protect the health and safety of our residents by ensuring the health and safety of our rental properties.
 - Attract and support property owners who are committed to providing healthy and safe housing.
 - Educate and provide resources for the general public so they can assess the health and safety of rental properties and units.
 - Educate and provide resources for owners and renters so they can succeed; hold both accountable for the health and safety of the property.
- Working off the first goal to protect the health and safety of our residents by ensuring the health and safety of our rental properties: discussion about the need to inspect GA units. Ed explained the City Council will discuss in a workshop on 10/2 a proposal for Code to start inspecting GA units prior to vouchers being issued. This would be a pilot program to determine impacts, effectiveness, etc. There was much discussion about what is a “safe” unit to rent and how does lead factor into this.
 - Recommendation:
 - Develop a less rigorous but yearly inspection protocol;
 - Have landlords provide affidavits certifying property is in compliance with applicable codes;
 - Have Code develop a PMC checklist for inspections similar to LFD.
 - Prior to vouchers being issued, both landlords and tenants must attend education sessions on code requirements, including lead safety.
 - Involve Healthy Androscoggin in outreach efforts.
 - Developed some type of risk analysis for structures based upon various criteria, such as age of structure, density, number of police calls, previous code violations, etc.

- Consider prioritizing a specific neighborhood and provide incentives for compliance (i.e. free trash pick-up); if you participate in the program and meet code requirements, the property owner receives an incentive.
- Publish list of code compliant properties.
- Anthony Jolicoeur from Northeast Rental Housing (manages over 100 units in Lewiston) noted incentives are needed for compliance, questioned why Maine State Housing or Lewiston Housing Authority inspections are not suffice for the city, that a checklist of compliance from landlord could be provided to the city, and if there are going to be additional fees, results need to be shown (i.e. more fire prevention staff).
- Norm Rousseau noted too many rules makes it too complicated and will impact property values; city needs to work with landlords.
- Ed suggested another goal to be discussed: how to address inappropriate and illegal activity in and around multi-family properties. He would like statistics provided from LPD as to where and what their efforts are focused on.
- The five goals from this evening will continued to be discussed at the next meeting. Once through the goals, Ed and David will provide a summary of all recommendations provided throughout this process for the committee to review. Most agreed to try to complete this process with a recommendation for the City Council before the holidays.

The Upcoming Meeting Schedule will be at 6:30 on: Wednesday, October 10, 2018 and tentatively October 24th.