

MEETING SUMMARY
AD HOC COMMITTEE ON RENTAL REGISTRATION
AUGUST 29, 2018
6:30 PM

Members in Attendance: David Hediger, Chair, Jim Lysen, Michael Marcotte, Tom Maynard, Paul Ouellette, Charles Weaver, Rick Lachapelle, Amy Smith, Ronnie Paradis, Erin Guay, Chris Aceto.

1. Review and discussion of background information requested from August 18th meeting
 - Information on leading sources of lead poisoning: Erin Guay provided statistics on lead poisoning. Major source is dust. Discussion that “lead safe” can be a temporary measure depending upon ongoing maintenance.
 - Recommendation was made to implement a lead safe housing registry. This already exists in limited capacity at <http://www.mainehousingsearch.org/> Erin noted Healthy Androscoggin outreach and education efforts.
 - General assistance update: David Hediger referenced his 8/24/18 memo addressing withholding a voucher due to poor tenant behavior, total number of properties receiving vouchers versus Section 8, and HUD’s definition of “substandard rent”.
 - Suggestion was made that too many tenants are being allowed in GA units: how do we regulate this and should we?
It was noted HUD inspections are much different and difficult to comply with. Recommendation was made to withhold GA funds due to tenant behavior and not just blame the landlord. This is not allowed; however, many agreed bad tenant behavior is a major issue.
 - LHA does not allow tenants to move into a unit with violations. Recommendation was mad the city should do the same with GA vouchers.
 - Recommendation to establish similar standards to HUD’s definition of substandard rent.
 - Disorderly Property Policy: Office Charles Weaver explained the standard operating procedure (SOP). It applies to a single unit in a structure and not the entire structure. Recommendation was made to revise the policy to make it more clear that it’s individual apartment units and not entire structures. Reference was made to Ed Barrett’s 8/24/18 memo. LPD feels the current SOP is adequate in addressing problem properties; it works when used with support from property owners. LPD feels SOP versus ordinance is appropriate at this time. Working with property owners and establishing pattern and expectations bring units into compliance. It was noted domestic violence does not fall under this SOP. LPD feels the established 5 calls for a disorderly property in a 30 day period is fair. Questions about if there is a database that LPD maintains with this info, as well as habitual offenders. LPD will

provide a list for the number of calls to a property but not the names of individuals; however it's public information.

- Recommendation was made to establish public list of repeat offenders and calls for service to a property. LPD willing to provide the information from their office but not online.

2. Request was made to revisit the goals and expectations of the committee. There is a need to discuss what the benefit of a rental registry program is. What are we trying to achieve and hold responsible. This will be added to the next meeting's agenda.

Topics for Next Meeting

The next meeting will cover:

- Current Data System (Energov) and Potential Upgrade
- Code Enforcement and Fire Department/Prevention and Enforcement Policy
- Review of committee goals and objectives

The Upcoming Meeting Schedule will be at 6:30 on:
Wednesday, September 12, 2108