



EXECUTIVE  
DEPARTMENT

## CITY OF SOUTH PORTLAND

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Scott Morelli  
City Manger

### **Draft Minutes**

## **Affordable Housing Advisory Committee Meeting**

City Hall - Lower Level Conference Room  
Thursday, November 01, 2017  
7:00 PM

#### Attendees

Mike Hulsey  
Bertrand Mizero

Isaac Misiuk  
Tex Haeuser

Mike Duvernay  
Sandy Warren

#### Absent:

Tiffanie Bentley  
Joshua Reny

Amanda Robertshaw

Mary Jo Elliot

1. The meeting was called to order at 7:02 p.m. Pledge of Allegiance.
2. Minutes - Motion by Misiuk and second by Duvernay to approve the Minutes of September 19, 2017. All in favor.
3. The Committee discussed an education program & outreach. Mike Duvernay went over the steps of how we should lay out the education training, from a person's first apartment to transitioning from home to assisted living. Mike would like to reach out to Southern Maine Community College, for collaboration on this program. Isaac suggested that because there are other programs through Maine Housing/CEI, the committee should also reach out to these groups and form a collaboration. Isaac wanted to make sure we do not confuse residents; this is not a certificate class and does not count towards any FHA programs. Sandy suggested presenting a training program created by the University of Wisconsin-Extension, titled "Rent Smart". Sandy will present this at the next affordable housing committee meeting on November 30, 2017 for the committee to review and provide feedback. Sandy and Mike Duvernay will be meeting prior to this presentation to look over this information. Sandy will reach out to the Southern Maine Landlord Association & Pine Tree Legal Services. The committee agreed that they would like to present training that focuses on both Homeownership at Tenants' Rights and Renting Basics, and also includes information regarding Landlords Rights and Responsibilities.

4. The Committee briefly discussed marketing the education and training program.
5. Isaac wanted to see the Housing resource webpage become more user friendly, and possibly create subpages. Sandy has agreed to work on this over the next few weeks.
6. The Committee discussed rental registration. Sandy gave a quick update on Air B&B and asked the committee if they wanted to draft a memo to the council regarding the committee's thoughts on the rental registration. Isaac recommended the committee not rush rental registration and would like more time to discuss this topic and suggested future committee meetings be focused around one topic instead multiple topics per meeting. He suggested the committee prioritize its meetings. Committee members agreed that if a rental registration program is implemented, then the data being collected should assist the city in housing market evaluation and analysis. Mike Duvernay would like to see any data categorized for each property by age and then sub categorized by each unit within the property for fire and life safety purposes. Tex stated that some form of registration is inevitable with what is currently going on with Air B&B, we will have some kind of rental registration. Tex also went on to say that code enforcement gets request from tenants about issues, over the course of the year, and sometimes these are not a life and safety issue, however there have been times when it is and the ownership information provided is not correct, which makes fixing the life and safety concerns much harder and takes longer. Tex is also in favor of looking at outside resources to set up and maintain the rental registration. Mike Hulseley thinks it is a great idea to have all rentals voluntarily registered without a fee associated and that we as a group need to determine if the committee is only going to suggest a registration program or if the committee is also suggesting an inspection program.
7. Isaac suggested the committee postpone item #5 to the November 01, 2017 Agenda (Discuss affordable housing development incentives in lieu of mandated inclusionary zoning). Mike Hulseley motioned and a second by Mike Duvernay. All in favor.
8. Public Comment - Phil Notis took a moment to speak to the committee. He praised the committee and felt the committee is very well balanced mix of landlords and tenants. Mr. Notis believes that registration alone could be covered in a least three meetings, and stated that rental registration touches many properties, such as people renting a home during the winter months. He likes the idea of a housing education program from both the landlord and tenant perspective. Mr. Notis spoke about creating housing without big box buildings, and believes the city could create housing by prohibiting ADUs. He believes that if a lot owner has an appropriate lot size, and they are not imposing on a neighbor, where is the harm in building? He suggested that certain zoning amendments would allow for the creation of new housing and good neighborhoods. Mr. Notis believes single-family homes should not be included in any rental registration program. He requested there be a public hearing and advertisement prior to formal action on any type of rental registration.

9. Round Table – Mike Duvernay spoke briefly about cooperative housing and would like the committee to discuss cooperative housing at a later meeting. Mike will reach out to the Director of Cooperative Housing Institute and have a representatives come and speak to the committee. Tex would also like to see this on an agenda.
10. Motion by Hulsey seconded by Mizero to adjourn at 8:02p.m. All in favor.