



EXECUTIVE
DEPARTMENT

CITY OF SOUTH PORTLAND

P. O. Box 9422
25 Cottage Road
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Scott Morelli
City Manager

DRAFT MINUTES

Affordable Housing Committee

Wednesday, June 6, 2017

7:00 PM

City Hall - Council Chambers

Attendees:

Tiffanie Bentley
Isaac Misiuk
Joshua Reny

Mike Duvernay
Bertrand Mizero

Mike Hulsey
Mary Jo Elliot

Absent:

Richard Berman

Tex Haeuser

Amanda Robertshaw

1. The meeting was called to order at 7:01 p.m. Pledge of Allegiance.
2. Minutes - Motion by Hulsey second by Duvernay to adopt the minutes as printed. All in favor.
3. Draft Chapter 12 Amendments - The committee reviewed the draft ordinance amendments and discussed various definitions, including discrimination, dwelling, landlord, and tenant. The Committee generally approved of the definitions as written, but asked that the City Attorney review them, and staff ensure none of the definitions interfere with other sections of Chapter 12. Mike D. asked about Section 12-223 and whether the signed acknowledgement could be done electronically. The answer is that landlords should use the same practice as they do for signatures on other documents, including the lease and disclosures. Under Section 12-224 (a) it was pointed out that lead paint disclosure only applies to buildings constructed before 1978. Under Section 12-224 (b) the Committee agreed to strike the ongoing disclosure requirement each time the lease is approaching its termination date. The City-provided disclosure form will be required at the commencement of all types of tenancy, along with other state-mandated disclosures. There should be an appeal process described if a landlord disagrees with a finding of violation by the Code Enforcement Officer.
4. Education Program - Josh asked the Committee to assist with compiling information and hyperlinks with information pertinent to renters and landlords. The City will create a webpage as an information portal. The page will include the disclosure form for landlords

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to download. Committee members supported the idea of a language translation service for residents whose first language is not English.

5. Public Comments - Linden Thigpen addressed the Committee and asked that the approach to enforcement and fines be done with care. Most landlords are good people and occasionally mistakes happen. Perhaps there should be an incremental approach to enforcement, beginning with a warning. There should be a presumption that landlords are acting in good faith.
6. The next Committee meeting will be held at 7:00 p.m. on Thursday, July 6, 2017.
7. Motion by Elliott seconded by Mizero to adjourn at 8:42 p.m. All in favor.