

Minutes Ad Hoc Committee on Rental Regulations

June 29, 2016

1. **Members Present:** Vice Chairperson Goodwin called the meeting to order at 5:35 pm, B. Ryan, V. Ward, C. Ausburger, M. Sargent
2. **Other Council Members Present:** P. Shapiro, V. Raymond
3. **Staff Present:** M. Hart, M. Ninteau, J. Mullen, L. Painter
4. **Approval of Minutes:** Moved by Ryan, second Ward to approve minutes, approved 4-0 with 1 abstention.
5. **Public Comment:** Rebecca Shafer Echo Road spoke about the communication she requested to be in the packet and that in her opinion the Town should be obtaining names of tenants on leases along with other identifying information. Brian Coleman Centre Street commented that he believes the Mansfield Neighborhood Preservation group has started a “war against students living off campus”. He also stated that the University should hold diplomas of students who violate ordinances. He is against the Town getting involved with lease provision and thanked the Town for looking at the possibility of reducing rental fees for responsible landlords.
6. **Staff Reports:** M. Ninteau explained that staffing levels have been reduced for the summer months but would be increased and site inspections for overcrowding would be continued in mid-August. J. Mullen spoke briefly regarding the International Town Gown Association conference she had attended in Chicago earlier in the month. L. Painter commented that her department was following up on citations written prior.
7. **Review of Draft Language within Current Regulations:** Staff presented various language changes within the current code that would standardize the definition of owner occupancy, deal with rental certificate issuance and overcrowding. These changes were reviewed and commented on by the Town Attorney. The following motions were made:

B. Ryan moved to refer the draft language for section 901.2 as proposed and section 404.5 as amended to the Town Council for consideration V. Ward seconded the motion and it was approved unanimously.

M. Sargent moved to reduce the threshold for owner occupancy within ordinance sections 901.1 and 152-4 from 50% to 25%. C. Ausburger seconded. The motion was defeated 3 yea to 2 yea votes. B Ryan moved to maintain the 50% threshold within these sections and pass along to the Town Council for consideration. The vote passed 3 yea and 2 nay votes.

The committee discussed draft language to create an amended fee schedule for Housing certificates. Staff has been charged with preparing an analysis of the effect of reducing the fee to \$100 for a 2 year certificate with regard to budget.

8. **Future Discussion Topics:** The following topics were flagged for future discussion:
- Review current Housing certificate fees and the possibility of reducing fees to incentivize good property management.
 - Report by staff on plans for fall semester code enforcement
 - Discuss Zoning citation hearing results
 - Presentation of enforcement protocol for overcrowding

9. **Adjournment:** By unanimous consent 6:59

Respectfully submitted.

Mike Nintean, Director of Building & Housing Inspection