



Newark Rental Housing Workgroup Subcommittee #2 – Rental Permits Meeting Notes May 14, 2019

Subcommittee Members in Attendance

Adam Fahringer, Chair

Tim Poole

Kevin Mayhew

Matt Dutt

Jeff Dixon

James Creque

Ronald Walker, Member of the Public

John Kalmer, Member of the Public

Overall Issues and Discussion Points

- The Chair opened the meeting by asking if the group felt any changes needed to be made to the City process for applying for and obtaining rental permits, the group agreed that the “student home” classification code could stand to be revised:
 - Language is not clear/confusing
 - You can no longer pull the UD roster to check students, and there is no list/registry of student homes
 - Rules need to be clear and enforceable – hard to get info (currently under legal review)

- Inspections
 - Refer to 2009 International Property Maintenance Code
 - Make them voluntary
 - Adam’s case study (by no means statistically valid):
 - 1,578 scheduled inspections on his calendar going back several years
 - 40% passed
 - 15% failed
 - 45% denied entry or no shows
 - Need to educate renters and realtors about life safety
 - Can landlords require their tenants to allow for inspections in the lease?
 - Can insurance companies get involved to conduct the life safety inspections?
 - Can City post a list of rental properties checking off if/when they’ve been inspected and if they passed/failed in the past year?
 - Can we incentivize? Sacramento has a good program, but does it work?

- Student Behavior
 - Penalize students for behavior and landlords for condition of home
 - Kevin includes fines paid to him for any legal infractions, tickets, fines, citations, etc. in his leases



- UD Off-Campus Living Guide and Code of Conduct currently being revised (Rutgers University is a good example/model)
- Use an escalating fee or point system for fines and citations to tenants and landlords for violations

Subcommittee Goals

- Suggest revisions to the student home classification code
- Revisit the exempt zone upping of occupancy recommendation from 2017 RHNA report – revised numbers could be based on number of bedrooms, square footage, etc. vs. allowing up to 4
- Begin drafting rental property recent inspection list
- Work with UD Office of Conduct to develop enforceable consequences for student off-campus behavior and infractions that can also be applied to landlords and tie into the rental permit and/or inspection fine/fee process

Action Items

- Begin making recommendations/revisions to student home classification code and exempt zone upping of occupancy recommendation from 2017 RHNA report – **All (Tim/Adam** to provide current student home classification code; **Elisabeth** to provide RHNA report)
- Begin drafting rental property recent inspection list - **Tim/Adam** to provide information for **Kevin/Matt** to get started on
- Research Sacramento and other jurisdiction's incentivized inspection programs - **Elisabeth**
- Research Rutgers University Off-Campus guidelines – **Elisabeth**
- ~~Confirm UD Office of Conduct representative on subcommittee – Elisabeth~~
- Summary of the current version and the proposed revisions to the UD Off-Campus Living Guide and Code of Conduct and current numbers (maybe last school year and to-date) of off-campus incidents the Office of Conduc is aware of/involved in and what disciplinary actions were taken - **Vinny**
- Procure a Greek life representative on subcommittee – is this necessary at this point?