Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, October 26, 2022 Start time: 5:03pm

*Prior to starting roll call, the Chair reminded the public that there was no meeting for September as it was canceled due to lack of meeting quorum. However, the Board is fully staffed again as vacancies were filled for District 2 and District 5.

II. Roll Call - 00:00:42

Elliott Simpson, Tenant, District 3 - Chair
Barbara Vestal, Landlord, At-Large - Vice Chair
Amir Familmohammadi, Tenant, District 1
Hilary Glaus, Tenant, District 2
Ian McCracken, Landlord, District 4
Philip Mathieu, Tenant, District 5
Elias Kann, Tenant, At-Large

City Staff:
Zachary Lenhert, Licensing & Housing Safety Manager

III. Minutes - 00:01:59

The Vice Chair moves to accept the minutes as written, seconded by Amir. Vote: 7-0

IV. Communications - 00:03:08

A. **Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".**

There were no items to be discussed as no written public comments were received.

V. Unfinished Business - 00:03:33

A. **Annual Report Update and Drafts Review**

The Chair shared his screen for the Annual Report.

The index provides the topics that are to be discussed throughout this report. They include:

- -Summary
- -Rent Board Membership History
- -Summary of Board Activates
- -Litigation Relevant to the Rent Control Ordinance
- -Summarized Rental Unit Data
- -Two appendixes with tables of data

00:16:21 - The Chair asked the Housing Safety Office (HSO) if they can provide the number of rent increase applications that were approved and the number of applications that were denied for the period of July 2021 through August 2022

> The Vice Chair followed up with an additional request to also provide the number of applications that were approved but changed on behalf of the Board.

00:49:41 - The Chair reviews the items that need to be adjusted on the report with Board members as they will be voting on the report shortly after. The areas that need to be edited have been highlighted in yellow.

00:50:53 - The Vice Chair moves to accept the report as presented with the three minor changes, seconded by Amir. Vote: 7-0

*The Chair requests that HSO sends out an email to all Board members with the date that the report will be on the City Council agenda

VI. New Business - 00:52:57

A. **Rent Increase Application - Public Comment**
   Landlord: Maine Property Marketing LLC - Alvaro Ortega Sebastian
   Property Address: 17 Codman St, Condo #1
   CBL: 129-G-011-001
   Type of Increase: Capital Improvement Costs

No witnesses and no tenants spoke as objectors

No public comments were received.

01:11:05 - Amir makes a motion to approve the Landlord's request as is, seconded by Ian.

> The Vice Chair made an amendment to the initial motion to add that this does not preclude the Landlord from taking the automatic increases as this is a Capital Improvement rent increase.
>
> Amir accepted the amended addition to his motion. Vote: 7-0

The Board will return to the decision form at the end of the meeting.

B. **Rent Increase Application - Public Comment - 01:14:37**
   Landlord: Adam C Mitchell
   Owner: Michael R Kinsman
   Property Address: 71 Maggie Lane, Unit 71A
   CBL: 341-A-021-001
   Type of Increase: Renovation or Reconfiguration

No witnesses and no tenants spoke as objectors as the unit is vacant.

No public comments were received.

There was discussion amongst Board members that this application be tabled to next month to allow for the Landlord to resubmit with additional documentation to support his rent increase request. Some of the items that were mentioned were:

> If he were to apply under a Capital Improvement Costs, to include quotes from other contractors and labor costs, including self labor hours.
>
> On his initial document that had the proposed budget - to remove cleaning and unforeseen repairs with more details as some of the work has started since submission of the application

01:47:09 - The Vice Chair makes a motion to table the application to the November meeting. It would be left to the applicant to determine whether he will provide the Rent Board with additional information to support the renovation application or whether he will be proceeding with the Capital Improvements. Seconded by Amir. Vote: 7-0

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01:56:27 - Ian brought up the timing of next month's Rent Board meeting, that it falls the day before Thanksgiving.

> 01:57:50 - Ian makes a motion to change the November meeting from the 23rd to the 30th. Seconded by Elias. Vote: 7-0

01:58:43 - The Vice Chair makes a request that for the November meeting and/or future meetings, someone from Corporation Counsel can be present.

02:00:10 - The Chair brought up the date of the December meeting, which currently falls on the 28th. However, after a short discussion, there were no changes for the date of this meeting.

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02:03:19 - The Board returns to the decision form for 17 Codman Street, Condo #1.

> Elliott drafts the decision form with help of other Board members.
>
> 02:07:34 - Elias makes a motion to accept the decision form as written, seconded by Philip Mathieu. Vote: 7-0

02:08:31 - Ian made a note that the City website still has Austin listed as the Chair, not Elliott

Zack Lenhert, from HSO, made a note to change that.

02:11:15 - The Vice Chair also made a request to put the 2022 Consumer Price Index (CPI) Percentage back on the website, as it currently only shows the 2023 CPI.

VII. Adjourn - 02:11:21

The Vice Chair made a motion to adjourn the meeting, seconded by Elias. Vote: 7-0

Meeting end time: 7:14pm