



REMOTE RENT BOARD COMMITTEE

July 28, 2021

5:00 PM

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be uploaded to portlandmaine.gov/livestream the next day. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

ZOOM INFORMATION:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83238216417?pwd=VHRnMW1pdVBsNXhxd1hqMHM2TkZ0Zz09>

Passcode: 063999

Or One tap mobile :

US: +13017158592,,83238216417#,,,,*063999# or +13126266799,,83238216417#,,,,*063999#

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Webinar ID: 832 3821 6417

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International numbers available: <https://us02web.zoom.us/j/83238216417?pwd=VHRnMW1pdVBsNXhxd1hqMHM2TkZ0Zz09>

II. ROLL CALL

III. MINUTES FROM JUNE 23, 2021 MEETING

- a. June 23, 2021 Minutes

RENT INCREASE APPLICATION

Landlord: Woodford Arms, Inc - Peter Colesworthy

Property address: 168 Woodford St

CBL: 124 J014001

Type of Increase: Capital Improvement costs, including financing costs

V. REMOTE MEETINGS

- a. Rent Board Remote Meeting Policy - Public Comment will be accepted

VI. FAIR RATE OF RETURN

- a. Continuation of discussion about how to handle "fair return" rent increase petitions in Portland pursuant to Portland's ordinance, given available resources. For purposes of generating discussion, materials are included from Takoma Park, Maryland which illustrate one specific methodology used by Kenneth Baar to determine "Fair Return Rent Increase Petitions" in two 2012 administrative decisions.

VII. FOLLOW-UP DISCUSSION OF OPENMAINE'S TOOLING

CHAIR'S REMARKS: RENT INCREASES IN 2021 AND RENT CONTROL ORDINANCE AWARENESS

MOCK RENT BOARD HEARING & DISCUSSION

ADJOURN