RENT BOARD

January 26, 2022
5:00 PM

ZOOM INFORMATION:

This meeting will take place remotely using Zoom.

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Rent Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. 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 available following the meeting.

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.

Please click the link below to join the webinar:
https://us06web.zoom.us/j/87823074421?pwd=UDBzblE3T3pHS1RBYXBaeDB0MUY5Zz09
Passcode: 312616
Or One tap mobile :
US: +19292056099,,87823074421#,,,,*312616# or +13017158592,,87823074421#,,,,*312616#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
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Passcode: 312616
International numbers available: https://us06web.zoom.us/u/kI0EFzV4F

ROLL CALL:

APPROVAL OF MINUTES

- December 22, 2021 Minutes

COMMUNICATIONS:

Memo Re: Remote Meetings After Repeal of Emergency Declaration

Written Public Comment

Please note: Written public comment must be received two business days prior to the next scheduled Rent Board meeting. These can be emailed to: rentboard@portlandmaine.gov

UNFINISHED BUSINESS:

EXECUTIVE SESSION

The Board will go into executive session pursuant to 1 M.R.S. 405(6)(E) to consult with its attorney regarding its legal rights and duties with respect to the Board's review of the 655 Congress Street Rent Increase Appeal

NEW BUSINESS

a. Rent Increase Appeal - 655 Congress Street

b. Rent Increase Application - Public Comment
Landlord: Anita S Dore
Property Address: 69 Woodmont Street, Unit 1 & 2
CBL: 080-H-010-001
Type of Increase: Capital improvement costs

c. Rent Increase Application - Public Comment
Landlord: Aaron Svedlow, North Light Energy Land Holdings LLC
Property Address: 68 Walton Street, Units 2-5

CBL: 138-D-006-001
Type of Increase: Fair Rate of Return

d. Rent Increase Application - Public Comment
Landlord: Andrew Burns
Property Address: 179 Capisic Street, Unit 1
CBL: 192-K-051-001
Type of Request: 1. Renovation of a unit or Reconfiguration of one or more units
& 2. Fair Rate of Return

e. Rough Draft Outline for Annual Report

ADJOURN

Minutes

Remote Rent Board Meeting - Held Via Zoom
Wednesday, December 22, 2021

Start time: 5:01

II. Roll Call - 00:00:26

Austin Sims, Homeowner, District 5 - Chair
Barbara Vestal, Landlord, At-Large - Vice Chair
Christopher "Buddy" Moore, Tenant, District 1
Elliott Simpson, Tenant, District 3
Ian McCracken, Landlord, District 4
Elias Kann, Tenant, At-Large

There is one vacancy within the Board, so there are only 6 Board members until filled.

Staff present:

Anne Torregrossa, Corporation Counsel
Katlyn Sawyer, Licensing & Registration Coordinator
Zachary Lenhert, Licensing & Housing Safety Manager
Jessica Hanscombe, Permitting & Inspections Director

III. Minutes - 00:01:09

The Chair had one suggestion for Agenda Item VI, Section B in the second to last line "which could be taken now without the 10% cap per year". The 10% cap is not waived, the number that the Board decided on came under the 10% cap. To wordsmith the line with "which can be taken all at once"

The Chair moved to accept the minutes with the one change mentioned above, seconded by the Vice Chair. Vote: 6-0

IV. Communications - 00:03:05

A. Memorandum from Ian McCracken - Re: 12/1/21 Rent Board Decision on 18 Casco Street

No additional comments were made

B. Written Public Comment

No written public comment was received

The Chair advised the Board and the public that the applicant for Agenda Item VI, Section A has contacted the Housing Safety office and requested to withdraw her application for the Rent Board meeting tonight and to reapply for the next meeting in January. So there will be no items under New Business for tonight's meeting

V. Unfinished Business - 00:04:26

A. Rent Increase Application - Public Comment
Landlord: Paul Taylor
Property Address: 44 Sawyer Street, Unit 1
CBL: 138-A-010-001
Type of Increase: Capital Improvement Costs

This application was resubmitted from the previous Rent Board meeting on 12/1/2021, for a different rent increase request.

There are no objectors and no tenants have spoken as the unit is vacant.

No public comment was taken.

The Board found that the applicant has expended approximately $8,000 in materials and has spent approximately 646 hours of his own labor in renovating the unit. The prevailing wage rate is $28.82 per hour which brings the total cost to $18,617. The appropriate amortization schedule would be five years; so the costs of materials plus labor would result in a rent increase of $443.63 per month. The rent increase will be subject to the 10% cap for annual rent increases.

The Vice Chair moved the above proposal to a motion, seconded by Ian McCracken. Vote: 6-0.

VI. New Business - 00:47:51

A. Rent Increase Application - Public Comment
Landlord: Anita Dore
Property Address: 69 Woodmont Street, Unit 1 & Unit 2
CBL: 080-H-010-001
Type of Increase: Capital Improvement Costs & Increased Housing Service Costs

As the Chair had discussed during the Communications agenda item earlier in the meeting, the applicant has requested this application be withdrawn from tonight's meeting and will reapply for the January meeting.

B. Update and Discussion - New Process for Drafting and Approving Rent Board Decisions

The Chair advised that this will be the last meeting for Anne Torregrossa as Corporation Counsel since she has accepted a new position within the City. Jen Thompson will fill in until someone new has been hired in Anne's place, and that one of the paralegals will prepare the decision

forms ahead of time for future Board meetings. However, a Board member will be responsible for filling in the findings of the Board.

The Board agreed that a rotation system would be best, so that each month a different member would be responsible for this role, excluding the Chair and Vice Chair from this rotation.

The vacant spot for a seventh Board member should be filled for the next Rent Board meeting in January.

The Chair will set the rotation and send the list to the Housing Safety office.

00:59:58 - The Board returns to the Decision Forms presented by Anne Torregrossa for any suggested edits and a vote

There was only one decision form; for 44 Sawyer Street with some minor edits. Vote: 6-0

The Board did recommend that in the future, landlords should track their own labor in writing, detailing what work was done, contemporaneous with performing that labor, and provide those records to the Board in support of their application.

VII. Adjourn - 01:11:28

Meeting end time: 6:13pm

CITY OF PORTLAND
M E M O R A N D U M

TO: Mayor Snyder, the City Council, and members of all City Boards and Commissions

FROM: Jen Thompson, Acting Corporation Counsel

DATE: January 6, 2022

RE: **Repeal of Emergency Declaration; Remote Meetings**

At its meeting on January 3, 2022, the City Council voted to repeal Order 48-21/22 (the "Emergency Order"). The Emergency Order was originally adopted in March 2020 under the authority outlined in Chapter 2 of the City's Code in response to the Covid-19 pandemic. In it, the City Manager and, later, the Council outlined certain temporary changes to the City's usual ordinances and practices in order to allow the City to address and mitigate the impacts of the pandemic. The Emergency Order was amended and extended several times after it was initially adopted and reflected the City's evolving approaches to handling the public health crisis.

In comparison to prior versions of the Emergency Order, its most recent iteration was significantly limited in scope. It contained two substantive provisions: (1) it allowed neighborhood meetings required by the City's Land Use Code to be held remotely, rather than in person as is usually required; and (2) it required the City Council to conduct its meetings remotely. Other City boards and committees were strongly encouraged to hold their meetings remotely as well. On January 3, 2022, the City Council repealed the Emergency Order out of recognition that the conduct of public proceedings/meetings and decisions about whether to hold those meetings remotely are matters that are governed by the remote meeting policies adopted by the City Council and the City's various boards and committees back in July and August 2021 such that that an Emergency Order regarding remote meetings is no longer needed.

With the repeal of the Emergency Order, the City Council, Council Committees, and all City boards and commissions that have adopted a remote participation policy may continue to hold remote proceedings and meetings as outlined in each board's policy.

Although it is possible for boards to meet in person or to use a hybrid model (with some members of the board and members of the public participating in person and others participating remotely via zoom or other similar virtual platforms), the City is very limited in its ability to host hybrid meetings. Further, because of the current surge in Covid cases, many facilities, including City Hall, are only available on a limited basis to members of the public. Consequently, it is necessary for most, if not all, City boards and committees to continue conducting their meetings remotely until further notice from the Mayor and/or City Manager. Determinations about the form of a particular meeting will need to be made by the board chair on a meeting-by-meeting

basis as outlined in each board's policy and communicated to the public as part of the public notice provided in advance of every meeting. If there are questions about available meeting spaces or about how boards are to implement and apply their remote meeting policies, board chairs should be in touch with the City staff liaison to your board or Corporation Counsel's office for further guidance.

Portland Maine | Yes. Google's good here.

Katlyn Sawyer <ksawyer@portlandmaine.gov>

Comments on the case of Geoffrey Rice before the Rent Board this Wed (1/26)

1 message

Jack O'Brien <obrien.john.david@gmail.com> Mon, Jan 24, 2022 at 4:41 PM
To: rentboard@portlandmaine.gov

Hello,

My name is Jack O'Brien and I write to make two comments about the recent efforts by Geoffrey Rice, a landlord in Portland, to increase the rent of his tenants. I write as one of the drafters of the ordinance, and as someone who has spoken in-depth with public officials in many cities that have implemented these types of ordinances with the intent of increasing tenants' housing security.

1. I have understood from tenants of Mr. Rice that Mr. Rice recently listed a fee from Portland Downtown (a private, non-profit business district) as an increase in his taxes in order to justify additional increase in rent. This is a clear and obvious violation of the Rent Control ordinance as passed by voters in November 2020. A fee from this organization does not constitute a change in the property tax, as is clearly stated in the ordinance:

Sec. 6-232 - *Definitions. [...] Tax rate rent adjustment* means the additional amount by which a Landlord may increase the rent of a Covered Unit within a given year. The Tax Rate Rent Adjustment may be added to the Allowable Increase Percentage if and only if the City changes the mil rate as compared to the previous Rental Year. In this case, the tax rate rental adjustment is equal to the actual increase in property taxes attributable to the individual Covered Unit.

Since increases can only be made either by Allowable Percentage Increase or the tax rate rent adjustment, Since fees are not property tax, Mr. Rice's contention that he can add other fees on to a rent increase is in clear violation of the ordinance.

I encourage the Board to refuse Mr Rice's request to add the Downtown District fees to his tenants' rent.

2. As I understand it, the Housing Safety Office has taken for itself the role of enforcing much of the ordinance, including rent violations and protection of tenants rights. This includes the imposition of fines where appropriate. While I cannot speak to the specific merits of this case, should the Rent Board come to a decision that Mr Rice has indeed committed a number of violations, I feel it is incumbent upon them to direct the Housing Safety Office to use their power to issue fines.

Tenant protections are implemented to rebalance the intrinsic power imbalance between tenants and landlords. The Housing Safety Office and Rent Board's remit in implementing these protections is to help rebalance tenant protections while respecting the right of landlords to make a fair return.

Long experience in other municipalities has shown that these tenant protections only work when landlords know that there is meaningful, diligent, and effective oversight of their behavior. This means that when landlords commit violations, particularly repeated violations, suitable fines need to be imposed to ensure that this behavior is understood to not be sanctioned by the City. To do otherwise is to visibly signal to landlords that illegal behavior is acceptable to the Office charged with enforcement and so no serious merit is given to tenants' rights by City officials.

As the Housing Safety Office clearly has the legal authority to levy fines in cases of violations of City ordinances, to fail to do so in a case where a landlord has publicly flouted regulations for the purpose of intimidating tenants is not position of neutrality but a deliberate political choice on the part of the Office to favor landlords over tenants.

Again, if appropriate, I encourage the Rent Board to direct the Housing Safety Office to ensure this ordinance is enforced by assessing appropriate fines.

Thank you for your consideration.

Best wishes with your efforts,

Jack O'Brien

Portland Maine | Yes, Google's good here.

Katlyn Sawyer <ksawyer@portlandmaine.gov>

Public Comment Submission for Rent Board Meeting 1/26

1 message

Sampson Spadafore <samspadaforeofficial@gmail.com> Mon, Jan 24, 2022 at 8:01 PM
To: Rent Board <rentboard@portlandmaine.gov>

Dear Rent Board Committee,

My name is Sampson Spadafore, I'm a renter and an organizer with Maine Renters United. I live on Wabanaki Tribal Land known as the Eastern Promenade in Portland, Maine.

I am in support of the Trelawny Tenant Union's contest of the tax rate rent adjustment, the total amount being distributed, and the method of distribution. The evidence submitted shows that the increases previously allowed to Landlord Geoffrey Rice are not adding up to what should have been allowed per the law.

I also support the levying of fines based on the egregious lack of response that Geoffrey Rice has exhibited when the Housing Safety Office explicitly outlines his violations. The 910 violations should not go without the proper punishment as the tenants of his buildings have been paying for it since before May of 2021, when the union formed. There is clearly a pattern of serial violation and blatant disregard for the law. Without the enforcement from HSO, without proper action from the Rent Board, what is the point of this ordinance to begin with?

The actions you take tonight, given that this is the first tenant appeal, will set the precedent. I hope that this decision weighs heavy on you. I urge you all to approve their list of demands as written to right the wrongs that this Landlord has made.

Thank you,
Sampson Spadafore

--
Sampson Spadafore
(He/Him They/Them)
Educator | Theatre Artist | Writer | Activist
samspadaforeofficial.com

Trelawny Tenants Union
TrelawnyTenantsUnion@gmail.com

Dec. 22, 2021

Mr. Austin Sims
Chair of the Portland Rent Board
Via email: caustinsims+rent@gmail.com; cc: zlenhert@portlandmaine.gov, rentboard@portlandmaine.gov

To Chairman Sims,

As the Steering Committee of the Trelawny Tenants Union [TTU], representing hundreds of tenants residing in buildings owned by Geoffrey Rice, we submit this letter, with the attached signatures of 22 tenants on the official tenant complaint form,[1] to formally request that the rent board schedule a hearing within 21 days.

In specific, we ask for a hearing in order to:

1) Contest the recent tax rate rent adjustment [TRRA] being billed to tenants. In specific, the total amount being distributed and the distribution method being used.
2) Request the Rent Board levy substantial fines against Mr. Rice for hundreds of certified violations of the rent control ordinance.

This request comes per Sec. 6-263 of the Rent Control Ordinance which states:

"...the Rent Board shall have the following jurisdiction and authority:
(a) To hear, review, and approve or deny Landlord applications for rent increases greater than those allowed by the Rent Stabilization Ordinance;...
(f) To impose such fines as are necessary and allowed for violations of the provisions of the Rent Stabilization Ordinance;..."

We have outlined details of our concerns below, but look forward to presenting our grievance and evidence at a formal hearing. Should you grant this request, we ask that you schedule the hearing for after the New Year, as a number of our members who wish to attend will be traveling.

[1] Ex. A: Tenant complaint forms

Tax rate rent adjustment appeal:

During the weeks of November 15th-Dec. 1, 2021, Apartment Mart tenants began receiving rent increase notices[2] mostly around 10% which included a tax rate rent adjustment that was too high and a distribution method that is unreasonable:

1) The notice to tenants claims the taxes on 655 Congress street increased by $89,293.77, when records show the property tax bill increased by $85,676.15[3]. Our landlord appears to have included the increase he received from "Portland Downtown," a private, non-profit 501(c)4 corporation as per guidance from HSO.[4] However, the ordinance states explicitly that the TRRA will be based on the "actual increase in property taxes"[5] and nowhere does it state that anything other than this property tax increase can be included. A similarly adjusted rent increase was imposed on tenants at 59 State and is likely being used for all buildings in the downtown district.

   We ask that the Rent Board reduce Mr. Rice's total possible TRRA for 655 Congress, to $85,676.15, the actual amount his property taxes went up, and provide guidance that only the property tax increase may be included in the TRRA for all of his buildings and all landlords in the city.

2) Mr Rice is allocating 100% of the 655 Congress Street TRRA to residential tenants, despite approximately 25% of the building being commercial tenants, his personal residence, and/or otherwise inaccessible to tenants. Here is the breakdown, as best as we can determine based on drawings submitted to the planning department for a new sprinkler system:
   - Total Building: 120,515 sq. ft.[6]
   - Geoffrey Rice Apt: -3,253 sq. ft.[7]
   - 1st Floor Commercial: -11,063 sq. ft.[8]
   - Basement: -14,833 sq. ft.[9]

   Total Billable Space: 91,366 (76%)

   Based on this analysis, and his chosen method for distribution (equally among all tenants) Mr Rice should be distributing only 76% of the overall tax increase to tenants (76% of $85,676.15 = $64,954).

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[2] Ex. B: Rent increase notices
[3] Ex. C: FY21 Real Estate Tax Bill for 655 Congress
[4] Ex. D: FY22 Downtown BID Bill for 655 Congress
[5] Ex. E: Portland Rent Control And Tenant Protection Ordinance
[6] Ex. F: Floor map of 655 Congress, whole building
[7] Ex. G: Floor map of 655 Congress, GR Apt
[8] Ex. H: Floor map of 655 Congress, Floor 1
[9] Ex. I: Floor map of 655 Congress, Basement

We ask that the rent board reduce the amount Mr. Rice can charge residential tenants as part of the TRRA to $64,954 (should he be allowed to use a flat distribution model), and that guidance be provided to all landlords that personal residences, commercial spaces, and space inaccessible to tenants not be included in the TRRA distribution.

3) The distribution method Mr. Rice is using charges every tenant the same dollar amount, despite units being unequal in size, relative value, and rent amount. Sec 6-232 of the rent control ordinance states, "...the TRRA is equal to the *actual increase in property taxes attributable to the individual covered unit*."[10][emphasis added]. The FAQ further explains, "If not all units are equal in a building, the landlord should attribute the tax increase in a reasonable manner… This could be apportioned based on relative value, square footage, rent amount, etc."[11]

   Based on this methodology, each unit should absorb .71 per square foot ($85,676.15 tax increase/120,515 sq. ft) of the TRRA. Mr. Rice is currently charging some tenants more than 3x that rate (Unit 410 is 350 sq. ft. on a square footage basis. This unit should only pay $20.70 more per month for TRRA. Mr. Rice is charging him $72 per month.).

   We ask that the rent board require Mr. Rice to use a square foot methodology (total tax increase/total square footage of building*sq. ft of individual unit/12 months) for the TRRA, and that this methodology be required for all landlords to meet the TRAA ordinance language.

Request for the levying of fines:

1) **First Round of Violations:**

A. In May of 2021, TTU, in the form of a letter signed by almost 50 tenants, reached out to Geoffrey Rice to discuss concerns regarding our status as residents in his building.[12] After receiving no formal response, and after hearing of new concerns from tenants, on June 4 and 14, we followed up with emails requesting that Mr. Rice cease his violations of the ordinance (illegal rent increases and threats of eviction).[13] We received no answer.

B. On June 22, we emailed the Housing Safety Office with our concerns.[14] Specifically, we notified the city that Mr. Rice was violating the Rent Control ordinance by raising rents illegally, not notifying tenants of their rights and responsibilities, and not registering the base rent for hundreds of his units.

[10] Ex. E: Portland Rent Control And Tenant Protection Ordinance
[11] Ex. J: Rent Control And Tenant Protection Ordinance City of Portland FAQ
[12] Ex. K: Email correspondence between TTU, HSO, and Apartment Mart pg. 1
[13] Ex. K: Email correspondence between TTU, HSO, and Apartment Mart pg. 2
[14] Ex. K: Email correspondence between TTU, HSO, and Apartment Mart pg. 3

C. On July 19, 2021, HSO held a conference call with Mr. Rice outlining that Mr. Rice was in violation of the ordinance in three specific ways:[15]
    a. "That the rent increases that you were proposing violated Sec. 6-233 and 6-234 of the City Code." [Mr. Rice had collected rent increases from some tenants and had sent additional rent increase notices to all his tenants.]
    b. "That you had not yet provided your tenants with a copy of the Rental Housing Rights Document in violation of City Code Sec. 6-224 and 6-238."
    c. "That you had not yet completed the registration of your units at this property by completing the supplemental information form for each and every unit, in violation of City Code Sec. 6-151(f)."

    During that call Mr. Rice was ordered to:
    a) "communicate via a letter to your tenants rescinding any planned rent increases from this year and that the planned rent increases for November 1, 2021 were withdrawn and that any monies received from rent increases would be refunded to tenants." A copy of this letter was to be provided to the City of Portland by August 9, 2021.
    b) Ensure "each tenant would receive a copy of the Rental Housing Rights document." A copy of this correspondence was to be provided to the City of Portland by Aug. 9, 2021.
    c) "complete the supplemental registration form for each and every unit at your property." by Aug. 9, 2021.

    On Aug. 10, 2020, the HSO sent Mr. Rice a letter stating they had not received any of the information requested.[16] (Mr. Rice finally began responding).

    All told, the above violations amount to at least *300 illegal increase notices to tenants* (the number of tenants he has in his buildings), approximately *8 illegal rent increases which had to be refunded (As we have not been able to confirm this number or how many months tenants were overcharged, we would ask the Rent Board to determine the exact number),* approximately *300 violations for not sending tenants the rights and responsibilities document*, and approximately *300 violations for not registering the base rent of apartments*.

    In total, that equals 910 violations. According to the city code Secs. 1-15 and 6-1 a landlord can be fined from $100 to $2,500 for each violation. We request total minimum fines of:
    a) $30,000 for the 300 illegal rent increase notices;

[15] Ex. L: Letter to Apartment Mart from HSO
[16] Ex. L: Letter to Apartment Mart from HSO

b) **$800 x the number of occurrences for 8 illegal rent increases that had to be refunded (TBD);**
c) **$30,000 for 300 instances of not sending the Tenant Rights & Responsibility document;**
d) **$30,000 for 300 instances of not registering the base rent of apartments**

2. **Second Round of Violations:**

A. After reviewing the June, 2020-January, 2021 rent rolls finally provided by Mr. Rice to the city, we sent a letter to the city outlining numerous additional illegal rent increases.[17] The city later confirmed that Mr. Rice had violated Sec. 6-234 at least 110 times (8 tenants being overbilled 12-16 times) and required that he refund over $4,000.[18] Again, these violations remained in place long after Mr. Rice had been told rents could not be increased on any continuing tenants before Jan. 1, 2022, and only by 5% or less on turnovers. Additionally, just this past week, HSO had to send Mr. Rice another notice requesting that he fully comply and show proof of that compliance.

In total, there are 110 violations in this area (8 tenants overcharged 12-16 times over the course of a year and a half). According to the city code Secs. 1-15 and 6-1 a landlord can be fined from $100 to $2,500 for each violation. We request a total minimum fine of $11,000 for these violations.

3. **Third Round of Violations:**

A. In mid November, we were notified by tenants that Mr. Rice was again attempting to impose rent increases on tenants with inadequate notice and inadequate explanation, again in violation of Sec. 6-234. We sent the city notice of these violations and they required him to rescind all the notices previously sent.[19] We believe at least a dozen of these notices were sent out.

In total, there are twelve violations in this area. According to the city code Secs. 1-15 and 6-1 a landlord can be fined from $100 to $2,500 for each violation. We request a total minimum fine of $1,200 for these twelve violations.

We would like to reiterate that Mr. Rice was notified of all the above violations multiple times, by both TTU and then by the City of Portland, before he ultimately complied. Furthermore, even after finally complying with the immediate rules he was caught violating, he violated the City Code again and allowed other violations to continue. One can reasonably expect a continued

[17] Ex. M: Email correspondence from TTU to HSO
[18] Ex. M: Email correspondence from TTU to HSO
[19] Ex. N: Letter From TTU to HSO

pattern of brazen violations, regardless of notification, from Apartment Mart and Geoffrey Rice, especially if the City of Portland does not levy significant fines for the ongoing violations summarized above.

That said, imposing fines on Mr. Rice for these documented violations is not simply about this individual case, but a necessary action by the governing board responsible for protecting the public and enforcing the Rent Control law equitably. Certainly, Portland landlords are responsible for understanding the rent control ordinance. Additionally, Portland landlords need to fully understand that the rent control ordinance is the law of our city and that any violations of it—whether once or repeated, intentional or not—will not be tolerated and consequences will be severe.

Every tenant needs to know that if they bring a violation to your attention, it will be taken seriously and addressed in accordance with the existing City Code and Rent Control Ordinance.

In conclusion, thank you for your attention to these matters. We hope you will grant us an appeal and hearing on these violations. Please reach out if you have any questions at the email above. And if you need any additional information or backup documentation prior to the hearing, please don't hesitate to ask.

TTU Steering Committee

655 Congress	**59 State Street**
Wes, #425	Sharon, 4th Floor
Matt, #605	
Ethan, #618	
Tom, #624	
Chase #627	
Mary #702	

EXHIBIT A

CITY OF PORTLAND

Permitting and Inspections Department

Tenant Complaint and Rent Increase Appeal Application

Complete this form (or file online) to file a complaint with the Housing Safety Office. Before signing, please read the disclosure of additional/alternative protections, and indicate at the bottom of the form whether you would like to seek a Rent Board hearing.

Tenant Name(s): Amanda Bizarro #202

Phone: (603) 229 - 7575 **Email:** albizarro@gmail.com

Tenant Name(s): Henry Batman #311

Phone: (978) 505 - 8776 **Email:** henry.batman@gmail.com

Tenant Name(s): Gillian Morrison #309

Phone: (207) 664 - 0090 **Email:** gillian119@hotmail.com

Tenant Name(s): ISABEL ROSS #303

Phone: (207) 891 - 3028 **Email:** sallyunicorn2@gmail.com

Tenant Name(s): Michael Christman #209

Phone: (207) 409 - 9952 **Email:** ikeonhigh@gmail.com

Mailing Address: 655 Congress St.

Landlord Name: Geoffrey Rice

Phone: (207) 773 - 1814 **Email:** apartmentman1952@gmail.com

Mailing Address: 657 Congress Street

Rental Property Address: 655 Congress St. **Unit:**

Accommodations (please select any that apply):

- ☐ Interpretation Services required for Rent Board hearing or staff interaction.
- ☐ Staff assistance needed
- ☐ I need the renter protections provided in the new rent control ordinance explained to me in greater detail by the Office of Housing Safety.

CITY OF PORTLAND

Permitting and Inspections Department

Tenant Complaint and Rent Increase Appeal Application

Complete this form (or file online) to file a complaint with the Housing Safety Office. Before signing, please read the disclosure of additional/alternative protections, and indicate at the bottom of the form whether you would like to seek a Rent Board hearing.

Tenant Name(s): Jacob Pauley #414

Phone: (440) 862 - 5253 **Email:** jalobapauley@gmail.com

Tenant Name(s): Kacey Lopez #460

Phone: (505) 552 - 2391 **Email:** lopez.kacey@gmail.com

Tenant Name(s): Chance ~~Syme~~ Syme # 627 655 Congress

Phone: (207) 951 - 8599 **Email:** chancecCloud@gmail.com

Tenant Name(s): Dexter Syme # 627

Phone: (207) 951 - 8599 **Email:** dextersyme@gmail.com

Tenant Name(s): Madeleine Paradis #808, 655 Congress

Phone: (207) 409 - 2550 **Email:** maddy.paradis@gmail.com

Mailing Address: 655 Congress St.

Landlord Name: Geoffrey Rice

Phone: (207) 773 - 1814 **Email:** apartmentmanT1952@gmail.com

Mailing Address: 657 Congress Street 04101

Rental Property Address: 655 Congress St. 04101 **Unit:**

Accommodations (please select any that apply):

- ☐ Interpretation Services required for Rent Board hearing or staff interaction.
- ☐ Staff assistance needed
- ☐ I need the renter protections provided in the new rent control ordinance explained to me in greater detail by the Office of Housing Safety.

CITY OF PORTLAND

Permitting and Inspections Department

Tenant Complaint and Rent Increase Appeal Application

Complete this form (or file online) to file a complaint with the Housing Safety Office. Before signing, please read the disclosure of additional/alternative protections, and indicate at the bottom of the form whether you would like to seek a Rent Board hearing.

Tenant Name(s): Max Scardino #325-326

Phone: (207) 329-4446 **Email:** scardima.sps@gmail.com

Tenant Name(s): Izzy (Isabella) Ostrowski #403

Phone: (860) 966-5352 **Email:** isabellaostrowski2@gmail.com

Tenant Name(s): Mary Donlan #702

Phone: (207) 632-0610 **Email:** skiercain@yahoo.com

Tenant Name(s): Wesley Pelletier #425

Phone: (207) 251-1748 **Email:** wes.pelletier@gmail.com

Tenant Name(s): Thomas Hamill Apt. 624

Phone: (207) 838-2260 **Email:** thomas.abbott.hamill@gmail.com

Mailing Address: 655 Congress St.

Landlord Name: Geoffrey Rice

Phone: (207) 773-1814 **Email:** apartmentman1952@gmail.com

Mailing Address: 657 Congress St Portland ME 04101

Rental Property Address: 655 Congress St Portland ME **Unit:** 325-326

Accommodations (please select any that apply):

- ☐ Interpretation Services required for Rent Board hearing or staff interaction.
- ☐ Staff assistance needed
- ☐ I need the renter protections provided in the new rent control ordinance explained to me in greater detail by the Office of Housing Safety.

CITY OF PORTLAND

Permitting and Inspections Department

Tenant Complaint and Rent Increase Appeal Application

Complete this form (or file online) to file a complaint with the Housing Safety Office. Before signing, please read the disclosure of additional/alternative protections, and indicate at the bottom of the form whether you would like to seek a Rent Board hearing.

Tenant Name(s): Connor Hardiman, #808

Phone: (215) 901 - 3177 **Email:** connor.hardiman@gmail.com

Tenant Name(s): Michael Rogers, #609

Phone: (207) 660 - 1347 **Email:** MwRogers88@gmail.com

Tenant Name(s): Thomas Baldwin #406

Phone: (240) 447 - 4984 **Email:** genseibaldwin@gmail.com

Tenant Name(s): Tiffiny McCollett 404

Phone: (207) 747 - 9396 **Email:** tiffiny.mccollett@gmail.com

Tenant Name(s): Tyler Dollins #812

Phone: (207) 441 - 9526 **Email:** trollins93@gmail.com

Mailing Address: 655 Congress St.

Landlord Name: Geoffrey Rice

Phone: (207) 773 - 1814 **Email:** capetheatre1952@gmail.com

Mailing Address: 657 Congress Street

Rental Property Address: 655 Congress St. **Unit:**

Accommodations (please select any that apply):

- ☐ Interpretation Services required for Rent Board hearing or staff interaction.
- ☐ Staff assistance needed
- ☐ I need the renter protections provided in the new rent control ordinance explained to me in greater detail by the Office of Housing Safety.

CITY OF PORTLAND

Permitting and Inspections Department

Tenant Complaint and Rent Increase Appeal Application

Complete this form (or file online) to file a complaint with the Housing Safety Office. Before signing, please read the disclosure of additional/alternative protections, and indicate at the bottom of the form whether you would like to seek a Rent Board hearing.

Tenant Name(s): James Cousens (Apt 202)

Phone: (401) 368 - 4576 **Email:** jcousens3@gmail.com

Tenant Name(s): Amy Diller 425

Phone: (207) 751 - 0054 **Email:** aldiller@gmail.com

Tenant Name(s): _____

Phone: (____) _____ - _____ **Email:** _____

Tenant Name(s): _____

Phone: (____) _____ - _____ **Email:** _____

Tenant Name(s): _____

Phone: (____) _____ - _____ **Email:** _____

Mailing Address: 655 Congress Street

Landlord Name: Geoffrey Rice

Phone: (207) 773 - 1814 **Email:** apartmentman1952@gmail.com

Mailing Address: 657 Congress Street

Rental Property Address: 655 Congress ST **Unit:** _____

Accommodations (please select any that apply):

□ Interpretation Services required for Rent Board hearing or staff interaction.

□ Staff assistance needed

□ I need the renter protections provided in the new rent control ordinance explained to me in greater detail by the Office of Housing Safety.

Please provide signatures below and indicate if you would like to seek a Rent Board hearing.

Tenant Signature: _____ Date: 12/13/21

Tenant Signature: _____ Date: 12/13/21

Tenant Signature: _____ Date: 12/15/21

Tenant Signature: _____ Date: 12/15/21

Tenant Signature: _____ Date: 12/16/21

Printed Name of person assisting tenant (s): Ethan Strimling

Relationship to Tenant (s): Neighbor / ITU Union Member

Signature of person assisting tenant (s): _____ Date: 12/21/21

Landlord Signature: _____ Date: _____

Printed Name of person assisting landlord: _____

Relationship to landlord: _____

Signature of person assisting landlord: _____ Date: _____

☑ **PLEASE CHECK THIS BOX IF YOU WISH TO SEEK A RENT BOARD HEARING, REVIEW, AND DECISION REGARDING YOUR COMPLAINT OR DISPUTE.**

Include any relevant documentation for the Housing Safety Office and/or Rent Board's consideration.

NOTE: Landlord signatures only required if seeking a Rent Board Hearing. Landlord signature is *not required* for a Rent Board Hearing if tenant is making an allegation regarding the Warranty of Habitability. If you are unable or uncomfortable obtaining a signature from your landlord, The Office of Housing Safety will reach out to them and request a signature using the information provided above.

Please read the above disclosure form for more information about seeking a remedy in District Court for allegations of a breach of the Warranty of Habitability.

Please provide signatures below and indicate if you would like to seek a Rent Board hearing.

Tenant Signature: _____ Date: 11/18/2021

Tenant Signature: _____ Date: 11/18/2021

Tenant Signature: _____ Date: 11/18/21

Tenant Signature: _____ Date: 11/19/21

Tenant Signature: _____ Date: 11/22/21

Printed Name of person assisting tenant (s): Ethan Stirling

Relationship to Tenant (s): neighbor / TTU union member

Signature of person assisting tenant (s): _____ Date: 12/21/21

Landlord Signature: _____ Date: _____

Printed Name of person assisting landlord: _____

Relationship to landlord: _____

Signature of person assisting landlord: _____ Date: _____

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Include any relevant documentation for the Housing Safety Office and/or Rent Board's consideration.

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Please read the above disclosure form for more information about seeking a remedy in District Court for allegations of a breach of the Warranty of Habitability.

Please provide signatures below and indicate if you would like to seek a Rent Board hearing.

Tenant Signature: _____ Date: 12/16/21

Tenant Signature: _____ Date: 12/16/21

Tenant Signature: _____ Date: 12-16-21

Tenant Signature: _____ Date: 12/16/21

Tenant Signature: _____ Date: 12/17/21

Printed Name of person assisting tenant (s): Matthew Walker

Relationship to Tenant (s): Neighbor - TTU union member

Signature of person assisting tenant (s): _____ Date: 12/21/2021

Landlord Signature: _____ Date: _____

Printed Name of person assisting landlord: _____

Relationship to landlord: _____

Signature of person assisting landlord: _____ Date: _____

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Include any relevant documentation for the Housing Safety Office and/or Rent Board's consideration.

NOTE: Landlord signatures only required if seeking a Rent Board Hearing. Landlord signature is *not required* for a Rent Board Hearing if tenant is making an allegation regarding the Warranty of Habitability. If you are unable or uncomfortable obtaining a signature from your landlord, The Office of Housing Safety will reach out to them and request a signature using the information provided above.

Please read the above disclosure form for more information about seeking a remedy in District Court for allegations of a breach of the Warranty of Habitability.

Please provide signatures below and indicate if you would like to seek a Rent Board hearing.

Tenant Signature: [signature] Date: 11/23/2021

Tenant Signature: [signature] Date: 12/01/2021

Tenant Signature: [signature] Date: 12/3/2021

Tenant Signature: [signature] Date: ~~02/11/19~~ 12/3/21

Tenant Signature: [signature] Date: 12/3/2021

Printed Name of person assisting tenant (s): Matthew Walker

Relationship to Tenant (s): Neighbor - TTU union Member

Signature of person assisting tenant (s): [signature] Date: 12/21/2021

Landlord Signature: _____ Date: _____

Printed Name of person assisting landlord: _____

Relationship to landlord: _____

Signature of person assisting landlord: _____ Date: _____

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Please read the above disclosure form for more information about seeking a remedy in District Court for allegations of a breach of the Warranty of Habitability.

Please provide signatures below and indicate if you would like to seek a Rent Board hearing.

Tenant Signature: _____ Date: 12/17/21

Tenant Signature: _____ Date: 12/17/21

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Printed Name of person assisting tenant (s): Ethan Strimling

Relationship to Tenant (s): Neighbor / SEIU union

Signature of person assisting tenant (s): _____ Date: 12/21/21

Landlord Signature: _____ Date: _____

Printed Name of person assisting landlord: _____

Relationship to landlord: _____

Signature of person assisting landlord: _____ Date: _____

☐ **PLEASE CHECK THIS BOX IF YOU WISH TO SEEK A RENT BOARD HEARING, REVIEW, AND DECISION REGARDING YOUR COMPLAINT OR DISPUTE.**

Include any relevant documentation for the Housing Safety Office and/or Rent Board's consideration.

NOTE: Landlord signatures only required if seeking a Rent Board Hearing. Landlord signature is *not required* for a Rent Board Hearing if tenant is making an allegation regarding the Warranty of Habitability. If you are unable or uncomfortable obtaining a signature from your landlord, The Office of Housing Safety will reach out to them and request a signature using the information provided above.

Please read the above disclosure form for more information about seeking a remedy in District Court for allegations of a breach of the Warranty of Habitability.

Number of Rental Units	103

BL Supplimental Information

Unit Number	Base Rent	Previous Rent	Current Rent	Banked Rent	Current Security Deposit	Other Payments Collected	Number of Bedrooms	Number of Bathrooms	Ki In

*Notes Previous Rent = Amount of rent as of January 2021 Base Rent = Amount of rent as of June 2020 Current Rent = Amount of rent as of November 2021 Banked Rent = Any increase in rent to which the Landlord was entitled under Sections 6-233 and 6-234, but that was not charged to a Tenant during a particular Rental Year

Assessor's Units	124
UPCS Units	0
HQS Units	11
No Smoking Lease	103
Fully Sprinkled Building Units	0
Centrally Monitored Fire Alarm Units	103

From: Anne Torregrossa
To: apartmentmart1952@gmail.com
Cc: Chuck Fagone; Zachary Lenhert
Subject: Rent Control Compliance
Date: Monday, July 19, 2021 2:45:39 PM

Good afternoon Mr. Rice.

Thanks for talking with us today. Here are some of the items we discussed:

1. Instructions on how to submit the rental registration information can be found here: https://www.portlandmaine.gov/1680/Rental-Registration
   Under the section that says NEW FOR 2021 REGISTRATIONS, you will see links to a Google form, PDF, or excel sheet where you can fill out that information.
2. Here is a link to the tenant information form: https://www.portlandmaine.gov/DocumentCenter/View/15192/Rental-Housing-Rights-Document
   This must be provided to each tenant and they must acknowledge receiving it.
3. As we discussed, you will send a notice to your tenants letting them know that you are rescinding any rental increases from this year and that the letter regarding the November 1, 2021 increases are withdrawn.
4. Once the Rent Board finalizes their applications forms, you can apply for a rental increase from the Board. Those forms will be posted here once they are complete: https://www.portlandmaine.gov/2682/Rent-Board

Please let Chuck know if you have any questions.

Anne

--
Anne M. Torregrossa
Associate Corporation Counsel
City of Portland
389 Congress Street, Room 211
Portland, Maine 04101
(207)874-8426

From: Zachary Lenhert
To: Chuck Fagone
Cc: Anne Torregrossa
Subject: Re: Letters to Tenants with refund
Date: Monday, August 30, 2021 11:22:38 AM

We need that information for ALL of his apartment units, not just 655 Congress St. They need to fill out the supplemental sheet or submit all that info for each unit on a spreadsheet.

On Mon, Aug 30, 2021 at 11:17 AM Chuck Fagone <psf@portlandmaine.gov> wrote:
No, this is the only information we received. I will request it again. Chuck

On Mon, Aug 30, 2021 at 11:14 AM Zachary Lenhert <zlenhert@portlandmaine.gov> wrote:
Did he provide the supplemental forms or submit the required info (June 2020 Base rents) for each unit in the building?

On Mon, Aug 30, 2021 at 11:11 AM Chuck Fagone <psf@portlandmaine.gov> wrote:
Here are the letters that were sent to individual rents. Chuck

---------- Forwarded message ---------
From: **Apartment Mart** <apartmentmart1952@gmail.com>
Date: Mon, Aug 23, 2021 at 2:01 PM
Subject: Letters to Tenants with refund
To: <psf@portlandmaine.gov>

Dear Chuck:

Enclosed herein are copies of the letters for the eight tenants of 655 Congress Street who received rent increases prior to January 1, 2022 above the 5% new tenant increase. The smallest refund was $17.75 and the largest was $300.00.

Yours truly,

Geoffrey I. Rice

--

Apartment Mart
Residential Rentals
Portland & Biddeford
P: 207-773-1814
F: 207-773-5528

--

From: Chuck Fagone
To: Apartment Mart
Subject: Fwd: july 8, 2021 notice
Date: Thursday, November 18, 2021 9:27:12 AM

---

fyi...

---------- Forwarded message ---------
From: **Zachary Lenhert** <zlenhert@portlandmaine.gov>
Date: Thu, Nov 18, 2021 at 9:21 AM
Subject: Re: july 8, 2021 notice
To: Chuck Fagone <psf@portlandmaine.gov>

Here's the Ordinance section:

> Section 6-234 (d): Before increasing the rent of a Covered Unit, a Landlord must send a signed document to the Tenant(s) no fewer than seventy-five (75) days before the effective date of the rent increase. This document must include the date on which the Tenancy began, the date on which the rent will be increased, and the appropriate justifications for such a rent increase as defined in Section 6- 234(b) above. Failure to provide such documentation shall be considered a violation of this Article.

I'm going to say this doesn't qualify as that required notice because:

1. It is not signed
2. It doesn't include the date tenancy began
3. It doesn't include the specific date on which the rent will be increased. (it can't be open ended)
4. The appropriate justifications for rent increase are not met. They need to provide the breakdown of the amounts. They did this on the recent Notice the tenant sent to us, but all of this information needs to be on one notice, it cannot be sent in two separate notices months apart.

On Thu, Nov 18, 2021 at 9:10 AM Chuck Fagone <psf@portlandmaine.gov> wrote:

> see attached
>
> On Thu, Nov 18, 2021 at 9:07 AM Zachary Lenhert <zlenhert@portlandmaine.gov> wrote:
>
> > I didn't get the attachment
> >
> > On Thu, Nov 18, 2021 at 8:05 AM Chuck Fagone <psf@portlandmaine.gov> wrote:
> >
> > > Does this suffice as the 75 day notification? Chuck
> > >
> > > ---------- Forwarded message ---------
> > > From: **Apartment Mart** <apartmentmart1952@gmail.com>
> > > Date: Wed, Nov 17, 2021 at 3:17 PM
> > > Subject: july 8, 2021 notice
> > > To: <psf@portlandmaine.gov>

MEMORANDUM

TO:	Chairman Austin Sims and Members of the Portland Rent Board
FROM:	Benjamin Gaines, on behalf of Maine Democratic Socialists of America
DATE:	January 19, 2022
RE:	Rent Board Jurisdiction over Excessive Rent Increases

As you know, in November of 2020, the voters of the City of Portland passed a series of measures sponsored by the People First Portland campaign, a project of the Maine Democratic Socialists of America. One of those measures was Portland's historic rent control ordinance, which created this Board. It has come to our attention that there is a question now before the Board regarding its jurisdiction to hear appeals from tenants alleging that their landlords have imposed impermissible rent increases. The plain language and legislative intent of the ordinance is clear: the Rent Board is required to hear such appeals whether or not a landlord has consented to mediation in the matter.

Chapter 6, Article XII, Section 6-234(e) of Portland's City Code plainly states that "[a] Tenant who receives notice of a rent increase that they believe does not conform with this Section may file an appeal of said rent increase with the Rent Board." Further, the ordinance requires that upon receipt of such an appeal, "the Rent Board *shall* schedule a public hearing to be held no more than twenty-one (21) days after the filing of the completed appeal application." This section is not qualified by any language requiring consent of the landlord before the Rent Board may proceed with its hearing. Indeed, requiring such consent would render this

entire subsection superfluous. Where possible, ordinances should be construed to avoid rendering any language superfluous.

In Chapter 6, Article XIII, Section 6-263(e), the Rent Board is separately granted jurisdiction to "hear, review, and decide the appropriate outcome of *all* disputes arising between Landlords and Tenants on matters falling within the scope of Article XII of this Chapter, if both parties consent to such mediation and resolution . . . ." As 6-234(e) applies specifically to impermissible rent increases and Section 6-263(e) applies generally to any dispute arising out of Article XII, to the extent the sections might be read to conflict—which they should not—Section 6-234(e) must govern. For several additional reasons, this separate authority does not limit the Rent Board's jurisdiction to hear appeals brought under Section 6-234(e).

First, the jurisdiction conferred by Section 6-263 is explicitly not exclusive, but rather granted, "[i]n addition to the jurisdiction conferred on it by the other ordinances of the City and in accordance therewith . . . ." Section 6-234(e) is the only other express source of jurisdiction for the Rent Board to hear matters outside of the list contained in Article XIII. Nothing in section 6-263(e) should be construed to limit any authority granted by the plain language of Section 6-234(e).

Second, Sections 6-234(e) and Section 6-263(e) use different verbiage to describe the nature of the jurisdiction conferred. In Section 6-234(e), the Rent Board is required to hear an "appeal," while in Section 6-263(e) the hearing is referred to as a "mediation." Generally, when legislation uses different words, those words should be construed to have different meanings. Simply put, the Rent Board's

jurisdiction over an "appeal" granted under Section 6-234(e) is not the same as its jurisdiction over a "mediation" granted by 6-263(e).

Third, Section 6-263(f) grants the Rent Board broad authority to, "impose such fines as are necessary and allowed for violations of the provisions of the Rent Stabilization Ordinance . . . ." Additionally, in Section 6-234(e), the Rent Board is *specifically* authorized to impose a fine in the event of an excessive rent increase. It would be absurd to construe the ordinance to provide the Rent Board the authority to order fines only in the event that a landlord consents to allowing the Rent Board to hear the matter. Even if the plain language of these ordinances supported a construction that required the landlord's consent—which they certainly do not—such an absurd interpretation would obviously be contrary to the legislative intent of a measure passed under the title, "An Act to Protect Tenants," whose stated purposes include "protect[ing] the City's tenant population . . . ."

For each of these reasons, the Rent Board should conclude that it has the authority and jurisdiction to hear an appeal where a tenant alleges an excessive rent increase—and indeed is required to hear the appeal—regardless of whether the landlord consents to a mediation in the matter. Please do not hesitate to contact me with any questions you might have on this topic.

CITY OF PORTLAND
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:
Wednesday, January 26, 2022

Landlord Name and Address:
Anita S Dore
25 Rue Wurth-Paquet
Luxembourg City, Luxembourg L-2737

Owner Name and Address:
Same as above

Property Address, Unit, and CBL:
69 Woodmont Street, Unit 1 & 2
CBL: 080-H-010-001

Tenants/Interested Parties:
Both units listed

Type of Request:
Capital improvement costs, including financing costs (6-234(b)(5)(a))

Base Rent:
See attached

Current Rent:
See attached

Proposed Rent:
See attached

Number of bedroom/bathroom:
See attached

Summary of request:
A proposal has been submitted in the amount of $30,362.24 that covers the repair of shingles, soffits, and painting for the exterior of the house and garage

69 Woodmont Street					
Unit #	**Base Rent**	**Current Rent**	**Proposed Rent**	**Number of Bedrooms**	**Number of Bathrooms**
1	$1,800.00	$1,800.00	$1,980.00	2	1
2	$1,700.00	$1,700.00	$1,870.00	2	1

CITY OF PORTLAND
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:
Wednesday, January 26, 2022

Landlord Name and Address:
Aaron Svedlow
North Light Energy Land Holdings LLC
7 Pine Grove Way
Falmouth, ME 04105

Owner Name and Address:
Same as above

Property Address, Unit, and CBL:
68 Walton Street, Units 2-5
CBL: 138-D-006-001

Tenants/Interested Parties:
All units listed above

Type of Request:
Fair rate of return (6-234(b)(5)(d))

Base Rent:
See attached spreadsheet

Current Rent:
See attached spreadsheet

Proposed Rent:
See attached spreadsheet

Number of bedroom/bathroom:
See attached spreadsheet

Summary of request:
At the time of application submission, the Landlord had not yet taken over ownership of the property but did provide the Housing Safety office with proof of a Purchase and Sale agreement, with an addendum of extended closing date.

The Landlord is requesting a rent increase for a fair rate of return and has provided a Cash Flow Analysis spreadsheet along with comparable units within the vicinity that also reflect similar square footage to each of the units listed above.

The Landlord has since closed on the property from the original submission date and is still within the 30 day requirement to register as a new rental property with our office.

68 WALTON STREET					
Unit #	**Base Rent**	**Current Rent**	**Proposed Rent**	**Number of Bedrooms**	**Number of Bathrooms**
2	$1,300.00	$1,300.00	$1,475.00	1	1
3	$1,000.00	$900.00	$1,075.00	1	1
4	$900.00	$800.00	$950.00	1	1
5	$1,800.00	$1,800.00	$1,950.00	3	1

CITY OF PORTLAND
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:
Wednesday, January 26, 2022

Landlord Name and Address:
Andrew Burns
Po Box 11160
Portland, ME 04104

Owner Name and Address:
Same as above

Property Address, Unit, and CBL:
179 Capisic Street, Unit 1
CBL: 192-K-051-001

Tenants/Interested Parties:
Vacant

Type of Request:
Renovation of a unit or Reconfiguration of one or more units (6-233(c))
Fair rate of return (6-234(b)(5)(d))

Base Rent:
$1,225

Current Rent:
Vacant

Proposed Rent:
$2,200

Number of bedroom/bathroom:
2 bed/1 bath

Summary of request:
The applicant has submitted documentation for the above two rent increase requests, in addition to also providing the Capital Improvement worksheet to notate the self-labor spent.

For the renovation and/or Capital Improvement, the applicant has submitted copies of receipts and an itemized list of what each receipt was for, dating back to September 2021. These receipts reflect purchases of:

Drywall, cabinets, lights, mud/sanding, glass windows, electrical, shower door, shower base, dishwasher, and fridge. The total amount of the receipts is $6,670.45.
There is an additional receipt for $3,000 as a boiler deposit.

The applicant also laid out an itemized list of estimated future expenses within the bathroom (vanity, toilet, lights, shower tiles, drywall, mudding, counters, etc) which totalled approximately $4,880.38.

The applicant noted about 120 hours of self-labor so far.

For the fair rate of return request, the applicant has submitted some comparable units research online within the vicinity of the unit requesting a rent increase. A floor plan has also been submitted with the square footage of each space within the unit.

Rough Draft Outline for Annual Report

Buddy Moore, Portland, Maine Rent Board, District 1

Prepared for 1/26/2022 Rent Board Meeting

Overview and Background

- Summary of ordinance
- Summary of Rent Board duties, responsibilities, jurisdiction
    - Timeline of past year
    - Board appointments
    - Lawsuits
    - Establishment of procedures and evidentiary requirements
    - Creation of intake forms
    - Jurisdictional Overlap
- Cases Heard
    - How many?
    - What were applications for?
    - Outcomes:
        - How many were granted?
            - For the amount requested.
            - For a different amount.
            - Number of rejections.
- Areas for improvement/Lessons Learned
    - Enforcement issues
    - Number of known violations
    - Voluntary Compliance vs. Proactive Enforcement
    - Significant Cases
    - Fair rate of return discussion
    - Renovation Definition

- **Effects of Rent Stabilization on Rents in Portland**
    - Overview of Rent Stabilization
    - Summary of purpose of ordinance and allowable rent increases
    - Method and Data for Determining Rent Data
        - Overview of the data on rents in Portland
        - Increases in the last 5 years
        - Number of registered units 2020 vs. 2021 vs. 2022

	2020	2021	2022
Number of Registered Units			

        - Mean, median, mode rent prices
        - Mean, median, and mode of rent Increases
            - As a subset of this:

        - Covered properties/units
        - Number of exempt properties/units
        - Will need to do more statistical analysis on excel within each of these blank boxes, but as a *very rough* general outline:

	2021 Rent Prices	2022 Rent Prices	Rent Increases (2021-2022)
Registered Units			
Covered Units			
Exempt Units			

            - Capturing variance and variability
            - Visualizations for all the above
            - In depth statistical analysis for all the above
        - Effect of revaluation and inflation on rent increases
        - Geographic trends in rent prices
- Results and Discussion

Conclusions

- …