Minutes

Remote Rent Board Meeting - Held Via Zoom
Wednesday, February 23, 2022

Start time: 5:03pm

II. Roll Call - 00:00:15

Austin Sims, Homeowner, District 5 - Chair (absent)
Barbara Vestal, Landlord, At-Large - Vice Chair
Christopher "Buddy" Moore, Tenant, District 1
Josef Kijewski, Homeowner, District 2
Elliott Simpson, Tenant, District 3
Ian McCracken, Landlord, District 4 (arrived late)
Elias Kann, Tenant, At-Large (arrived late)

Staff present:

Anne Torregrossa
Katlyn Sawyer, Licensing & Registration Coordinator
Jessica Hanscombe, Director of Permitting & Inspections

III. Minutes - 00:02:08

Josef Kijewski makes a motion to approve the minutes as written, seconded by Buddy Moore. Vote: 4-0 (The Chair, Ian, and Elias are absent)

IV. Communications - 00:03:02

A. Written Public Comment

One comment was submitted regarding 655 Congress Street.

V. Unfinished Business - 00:03:17

A. Rent Increase Appeal Decision Form - 655 Congress St

The Board made edits throughout the document and then voted on it as a whole at the end.

Ian McCracken joined the meeting during this discussion.

00:28:42 Elliott Simpson makes a motion to accept the decision form as amended, seconded by Buddy Moore. Vote: 5-0 (The Chair & Elias are absent)

B. Rent Increase Application Decision Forms (2) - 00:29:42
69 Woodmont St

The Decision Form was drafted by Buddy Moore.
Some edits were made to the form.

Elias Kann joined the meeting during this discussion.

00:48:45 Ian McCracken makes a motion to accept the document as amended, seconded by Elliott Simpson. Vote: 6-0 (The Chair is absent)

179 Capisic St - 00:50:34

The Decision Form was drafted by Buddy Moore.
Some edits were made to the form.

00:57:43 Elias Kann makes a motion to accept the document as amended, seconded by Buddy Moore. Vote: 6-0 (The Chair is absent)

C. Rent Increase Application - Public Comment - 00:58:12
Landlord: Aaron Svedlow, North Light Energy Land Holdings LLC
Property Address: 68 Walton St, Units 2-5
CBL: 138-D-006-001
Type of Increase: Fair rate of Return

There were no witnesses and no tenants spoke as objectors.
No public comment was taken.

01:24:43 Elias Kann makes a motion to accept the numbers as requested based on the reasonableness of the request and the presumed increase of debt service costs, seconded by Ian McCracken. Vote: 6-0 (The Chair is absent)

VI. New Business - 01:27:30

A. Rent Increase Application - Public Comment
Landlord: Daniel Vallee
Property Address: 89 Irving St, Unit 1 & 2
CBL: 137-J-002-001
Type of Increase: Increased housing service costs

There were no witnesses and no tenants spoke as objectors.
No public comment was taken.

Minutes

Barbara Vestal, Acting Chair, made a note that the Housing Service Cost worksheet that he had filled out was not the most updated version. Buddy Moore will work on sending that to the Housing Safety Office.

However, the Landlord would still be okay to use the form submitted if he has not received it in a timely manner.

The Board discussed having the Landlord come back to the next meeting with additional documents to better support his rent increase request. These documents would include:

-More detail about the contract, what happens at the end of ten years

-If he had bought the units outright instead of having them as rented with a service contract, what the charge would have been for purchasing outright

-In the worksheet it asks for several other items such as insurance and appliances, but the Board would like for him to fill out the entire worksheet

-The driveway invoice that was submitted late

The next meeting would be March 23rd, with the deadline to submit 2 weeks prior on March 9th.

02:03:53 Elias Kann makes a motion to table this application and allow the Landlord to revise it to include the additional increase of the driveway which was not submitted in time. To request that he completely fill out the Housing Service Costs worksheet and include additional information about the contract for the boilers, and any other information that could be useful for the Board to determine how to adjudicate it. Seconded by Elliott Simpson. Vote: 6-0 (The Chair is absent).

02:07:41 The Board returns to the decision form for 68 Walton Street.

This was drafted by Ian McCracken.
Some edits were made to the form.

02:12:35 Elliott Simpson makes a motion to accept the document as currently written, seconded by Ian McCracken. Vote: 6-0 (The Chair is absent).

02:15:05 Elias Kann makes a motion to adjourn, seconded by Ian McCracken. Vote: 6-0 (The Chair is absent)

VII. Adjourn

Meeting end time:7:18pm