<u>Minutes</u>

Remote Rent Board Meeting - Held Via Zoom
Wednesday, April 20, 2022

Start time: 5:02pm

II. Roll Call - 00:00:38

Austin Sims, Homeowner, District 5 - Chair
Barbara Vestal, Landlord, At-Large - Vice Chair
Amir Familmohammadi, Tenant, District 1
Josef Kijewski, Homeowner, District 2
Elliott Simpson, Tenant, District 3
Ian McCracken, Landlord, District 4
Elias Kann, Tenant, At-Large

Staff present:

Kari Twaite, Corporation Counsel
Katlyn Sawyer, Licensing & Registration Coordinator
Zachary Lenhert Licensing & Housing Safety Manager

III. Minutes - 00:02:00

The Vice Chair makes a motion to accept the minutes as written, seconded by Elliott Simpson.
Vote: 7-0

IV. Communications - 00:03:13

A. Memo from Housing Safety Office

There was discussion amongst the Board and the Housing Safety Office (HSO) regarding some changes that can be made to the applications to better assist Landlords who may be submitting a rent increase application and the HSO in producing a better-suited packet for the Board.

V. Executive Session - 00:10:56

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 general approach to procedural requirements for Rent Board meetings, submission requirements for applications, and methodology for calculating permissible rent increases.

The Chair read the above stated paragraph, followed by the Vice Chair making it a motion, which was then seconded by Elias Kann. Vote: 7-0

The Board entered Executive Session at 00:12:36.

The Board returned from Executive Session at 01:48:48

VI. Unfinished Business - 01:49:25

There are no agenda items for this section.

VI. New Business - 01:49:30

A. **This is a special meeting (workshop) - to further discuss methodologies for a Fair Rate of Return**

The Chair requested that the Housing Safety Office (HSO) add Public Comment to the discussion of a Fair Rate of Return before proposals and decisions are made at the next meeting.

Amir Familmohammadi suggested the Board use the Maintenance of Net Operating Income (MNOI) Standards formula to make it fair for all similarly situated Landlords.

The Chair requested that Amir send a copy of the MNOI table that has been referenced and discussed during this meeting to the Housing Safety Office so that it can be entered into the public record on the next Rent Board's meeting agenda.

Kari Twaite, Corporation Counsel, has summarized Amir's explanation of the benefits if the Board uses the MNOI formula -

This formula allows the Board to calculate the increases in operating costs because it allows the Board to define the inputs and to organize each as similarly situated People who have the same costs of sewer, water, per kilowatt hour, etc. - these have seen an increase in their operating costs which would be allotted as their fair rate of return

After much discussion amongst Board members, there has come a realization that there are two different types of requests for a Fair Rate of Return.

Zack Lenhert, from the Housing Safety Office, wanted to clarify with the Board what additional documentation is needed for a rent increase application from the last meeting that was tabled for next week's regularly scheduled Rent Board meeting.

> The Landlord needs to submit additional comparable rents to support her increase request for a Fair Rate of Return

The Chair wanted to remind individuals that the terms for Chair and Vice Chair are up for nominations and votes at the next meeting. The Chair also stated that he will be removing his name from consideration.

03:27:24 - The Chair makes a motion to adjourn the meeting, seconded by the Vice Chair. Vote: 7-0

VII. Adjourn -

Meeting end time: 8:31pm