



Long Term Rentals, Bar Harbor



**PRESENTED BY ART HOWE,
FORMER HOUSING SAFETY ADMINISTRATOR
PORTLAND ME AND FORMER SUPERHOST
AIRBNB**

Housing Safety Office History



- Origin of Portland Office of Housing Safety was a multi fatality (X6) fire Nov. 1, 2013
- Fire and Building Inspection Departments were doing uncoordinated inspections
- Housing Safety Task Force resulted in formation of my office and a rental registration, with a fee of \$35/rental unit for all rental units, short and long term



Housing Safety: Rental Registration



- \$35 fee discounted for:
- No smoking \$2.50
- Monitored fire alarm \$7.50
- Sprinklered properties \$10.00
- HUD Uniformed Physical Condition \$10.00
- HUD Housing Quality Standard \$5.00
- Minimum fee of \$15/unit
- Owner occupied no charge

Housing Safety Registration Results

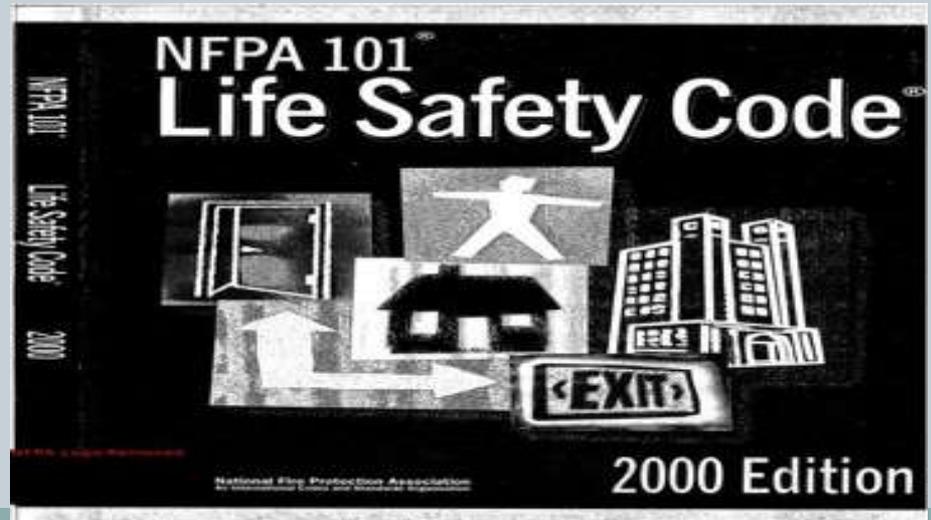


- Results of registration:
- 17,000 Rental units registered (95%+ compliance), 4,000 properties
- Expected 15,000 units \$350,000 revenue
- \$500,000 generated
- Don't use registration to create revenue but to cover expenses

Housing Safety Registration Results



- Office staffing: Administrator, 1 IT position, 1 administrative assistant, 3 inspectors
- Self and inspectors all NFPA Life Safety Code trained, by NFPA
- Inspections started April 2017



Determining What to Inspect



- Every rental building in City already risk scored.
- Risk scoring revised substantially to include:
 - Date of last inspection,
 - Outstanding violations,
 - Property liens/back taxes,
 - # of police calls within last year,
 - # of fire/ems responses in last year,
 - Sprinklered,
 - # of complaints from tenants.
- There were others too!

Inspection Focus



- First inspection: Operable detectors and safe, effective egress, but 3 family+, we also included 1 hour, self-closing doors to be compatible with Fire Department
- Second inspection was a fuller scale, and
- Third inspection was a full, complete inspection, but we never got past first round due to office upheaval

Results



- Almost 1000 properties inspected in first 10 months
- Approximately 1200 code violations
- Approximately 600 violations corrected and more daily
- Egress issues either remedied at time of inspection or within 1 week,
- Inoperable or unfound detectors, 1 month
- Fire rated doors, 2 months, but flexible if progress

Results Continued



- Office voluntarily took over all rental housing complaints (bed bugs, mold, heat, etc.),
- Office voluntarily took over HUD Housing Quality inspections, performing over 100 in last few months (fall 2016, winter 2017),
- Office consistently received highest customer service marks of any City Department and fully supported by Southern ME Landlords Assoc.
- We worked closely and well with Fire Department

Office Transition



- New Inspection and Permitting Department Director appointed summer of 2016,
- Autocratic management style resulted in IT staffer leaving Dec. 2016, Administrator (me) left Feb, 2017, and Administrative Assistant left March 2017.
- Office absorbed 100% into Inspections/Permitting Dept.

Arthur Howe Contact Information



- 860-324-0422 Cell
- A3flyfish@aol.com
- President, Howe Safety Services, LLC