



## **REGULAR MEETING – FAIR RENT COMMISSION AGENDA**

**JUNE 4, 2025, 7:30 PM  
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at [norwalkct.gov/meetings](https://norwalkct.gov/meetings).



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial \*9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email [fairrent@norwalkct.gov](mailto:fairrent@norwalkct.gov) with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
  - A. **Regular Meeting: May 7, 2025**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
  - A. **Chair's Report**
  - B. **Coordinator's Report**
- VI. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
  - A. **1831-23**

B. 1861-25

C. 1862-25

VII. PRESENTATION OF NEW CASES

A. 1863-25

B. 1864-25

VIII. OLD BUSINESS

A. Fair Rent Commission Brunch/Dinner

IX. NEW BUSINESS

X. ADJOURNMENT

**CITY OF NORWALK  
FAIR RENT COMMISSION  
REGULAR MEETING  
MAY 7, 2025  
VIA ZOOM VIRTUAL MEETING**

ATTENDANCE: John Church; Chair, Fran Collier-Clemmons; Vice Chair, Johnnie Mae Weldon, Brenda Penn-Williams, J. Hanson Guest, Peter Halladay (7:54 p.m.)

STAFF: Carlos Duque, Russell Liskov, Esq.,

**I. CALL TO ORDER**

Mr. Church called the meeting to order at 7:38 p.m.

**II. ROLL CALL**

Mr. Church called the roll as reflected above. A quorum was present.

**III. ACCEPTANCE OF MINUTES**

A. Regular Meeting: April 2, 2025

Ms. Collier-Clemmons pointed out on page two, section A. **Commission Vote on FRC Case #1851-24**, that Mr. Church's verbatim quote was unclear. Mr. Duque said he would make the necessary changes.

Ms. Collier-Clemmons also noted several instances where her name was missing its hyphen. It was also noted in the adjournment that it should read, **MS. OLIVER SECONDED THE MOTION.**

**\*\* MS. COLLIER-CLEMMONS MOVED TO ACCEPT THE MINUTES AS AMMENDED.**

**\*\* MR. GUEST SECONDED THE MOTION.**

**\*\* THE MOTION PASSED WITH FOUR IN FAVOR AND ONE ABSTENTION (MS.**

**CITY OF NORWALK  
FAIR RENT COMMISSION  
REGULAR MEETING  
MAY 7, 2025**

WELDON).

#### IV. REPORTS

##### A. Chair's Report

Mr. Church presented his report. He pointed out that the local city budget is currently under discussion and that this impacts the commission. He stated that the city budget compensates their staff. Mr. Church wanted to state for the record that, in light of the current political and economic situation, the work that the commission and staff do is critical. He noted that the number of cases they have handled and resolved demonstrates how essential the staff's work is. Mr. Church reiterated that he wanted it on the record that the work of the commission and staff is a vital part of the services the city provides. He went on to say that he hoped the city would continue to fund this work to the capacity that is needed.

##### B. Coordinator's Report

Mr. Duque presented his report. He discussed the Fair Rent Commission Network created in Connecticut and noted that Norwalk has the longest-running commission in the state. He stated that he has been able to share their successful practices with the network. He noted there will be a meeting of the network on May 16th, where he will be able to exchange ideas and discuss current issues.

Mr. Duque explained that they are not biased in offering information on the rights and responsibilities of both landlords and tenants. He noted a recent trend of people trying to secure housing without viewing the property first. He said he tries to emphasize to people the importance of knowing what they are renting before making a deposit.

Mr. Duque brought up that some large property management firms are requiring tenants to pay rent through a company portal, and that these companies also charge a fee to use the portal. He noted that this topic will be brought before the Fair Rent Commission Network and attorneys from the Connecticut Legal Housing Office at the May 16th meeting.

Mr. Duque also mentioned the Affordable Housing Informational Fair being held on May 22, 2025, from 6:00 p.m. to 8:00 p.m. He noted that various agencies, including Fair Rent, will be present to answer questions the public might have. He stated that affordable housing applications will not be available at this event.

*Mr. Halladay joined the meeting at 7:54 p.m.*

**CITY OF NORWALK  
FAIR RENT COMMISSION  
REGULAR MEETING  
MAY 7, 2025**

## V. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

### A. 1831-23

Attorney Liskov reviewed the item and recommended to take no action.

Attorney Liskov asked the commission to order them come in next month and explain why they have not finished their agreement.

**\*\* MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE 1831-23.**

**\*\* MR. HALLADAY SECONDED THE MOTION.**

Mr. Church gave an overview of the case, listing the various postponements involved. Attorney Liskov stated that there is a holdup due to the landlord failing to abide by the stipulations on the record. He assured Mr. Church that they can compel the parties to explain why they have not finalized the agreement. Mr. Duque added that the parties can be compelled to explain, or the commission will make a determination. Mr. Church stated that the parties should appear at the next meeting via Zoom to explain why they have not formalized what they have already agreed to. Attorney Liskov emphasized, “Don’t ask the parties to—require them to.”

Mr. Church said that the other option is to close the case. If the tenant feels something is inappropriate, they can file a new case. Attorney Liskov stated that it is not the tenant holding this up, and filing a new case would be punitive.

Attorney Liskov concluded by saying the parties should be informed that they are required to appear before the commission via Zoom next month to explain why the agreement has not been concluded.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### B. 1860-24

Attorney Liskov reviewed the item and recommended to close the case.

**\*\* MS. COLLIER-CLEMMONS MOVED TO CLOSE CASE 1860-24**

**\*\* MS. WELDON SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY..**

### C. 1861-25

**CITY OF NORWALK  
FAIR RENT COMMISSION  
REGULAR MEETING  
MAY 7, 2025**

Attorney Liskov reviewed the item and recommended to take no action.

Mr. Church noted that, due to the circumstances surrounding the case, he would like to pencil in a hearing date for August.

- \*\* MS. WELDON MOVED TO TAKE NO ACTION ON CASE 1861-25.**
- \*\* MR. HALLADAY SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

#### **VI. PRESENTATION OF NEW CASES**

A. 1862-25

Attorney Liskov reviewed the item and recommended a vote to hear the case.

- \*\* MS. COLLIER-CLEMMONS MOVED TO HEAR CASE 1862-25.**
- \*\* MS. PENN-WILLIAMS SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

#### **VII. PUBLIC PARTICIPATION**

There was no one present from the public who wished to participate.

#### **VII. OLD BUSINESS**

There was no old business to discuss.

#### **VIII. NEW BUSINESS**

Mr. Duque mentioned that summer was approaching and they would be having either a dinner or a brunch. The Commissioners agreed that they would prefer a brunch. Mr. Duque said he would look into the logistics.

Ms. Collier-Clemmons wanted to know why Public Participation was so far down on the agenda.

Mr. Church stated that they prefer to take care of regular business before entering into Public Participation. Ms. Collier-Clemmons said she would like it earlier in the agenda. She noted that in other commissions she serves on, participants are allowed to speak only on items that are on the agenda; placing Public Participation so far down allows them to talk about almost anything. Mr. Church had no objection to moving Public Participation and stated that his preference would be to place it right after the approval of the minutes

#### **X. ADJOURNMENT**

- \*\* MS. COLLIER-CLEMMONS MOVED TO ADJOURN THE MEETING.**
- \*\* MR. HALLADAY SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:10 p.m.

Respectfully submitted  
China Mayhew  
Telesco Secretarial Services

## **NORWALK FAIR RENT COMMISSION**

### **OPEN CASES AS OF JUNE 4, 2025**

#### **1831-23**

8 Union Ave, Apt B3. Landlord wants to increase rent from \$959.50 to \$1500 for a 1 Bedroom apt. Tenant feels this rent increase is excessive due to her disability and limited income.

07/20/23 Complaint Filed

07/26/23 Notification letters mailed out to landlord via certified mail

08/02/23 Voicemail left to landlord's attorney by Russell

08/02/23 Russell and I spoke to Tenant. Negotiations ongoing

09/02/23 Negotiations ongoing

10/04/23 Negotiations ongoing

10/30/23 Offer received from tenant; negotiations ongoing

12/20/23 Email sent to tenant's next of kin (NOK)

01/23/24 Voicemail left for tenant's NOK

01/26/24 No response letter mailed out complainant via certified mail

02/02/24 Email received from tenant's NOK about a senior housing application submitted to the Norwalk Housing Authority and missing documents that they still needed to submit.

02/07/24 Negotiations ongoing

02/16/24 Spoke to tenant's NOK

02/21/24 Offer communicated to landlord's lawyer. Waiting on a response

03/21/24 Offer not accepted by landlord

04/02/24 Fair rent hearing to be scheduled for June

06/05/24 Hearing postponed till January 2024 pending tentative agreement for 6 months

07/12/24 One of our Community Navigators did confirm tenant is on the Norwalk Housing Authority Senior Housing wait list.

07/17/24 I emailed and mailed an application for Broad River Homes to tenant and her NOK.

08/30/24 Negotiations ongoing

10/02/24 Multiple calls made to tenant's next of kin and multiple voicemails left, no answer back

11/06/24 Tenant next of kin reached out and spoke to Russell

12/03/24 Hearing notices (January Hearing) electronically mailed out to both parties

01/08/25 Agreement reached, pending signatures

01/28/25 Agreement electronically mailed to both parties, waiting for it to be signed and sent back to me

05/06/25 Attorney for landlord emailed that negotiations are still ongoing

06/03/25 Emailed sent out to both parties about an update and about putting them on the agenda for July's meeting to explained why the agreement has not been reached.

**Staff Recommends vote to take no action**

#### **1861-25**

4 Eversley Ave Unit #2. Landlord wants to increase rent from \$1400 to \$1650 for a one-bedroom apartment. Tenant feels this is unfair due to the current ongoing bed bug and rat issue.

03/17/25 Complaint filed

03/24/25 Notification sent out to landlord and tenant

03/28/25 Russell spoke to tenant. Russell also left voicemail to landlord.  
04/01/25 Negotiations ongoing  
05/07/25 Russell spoke to the landlord. Negotiations ongoing.  
05/28/25 Agreement reached. Waiting for agreement to be signed and complaint withdrawal to be returned.

**Staff Recommends vote to take no action**

**1862-25**

41 Wolfpit Ave, Apt 4K. Landlord wants to increase rent from \$2294 a month to \$2480 a month for a two-bedroom apt. Tenant feels this is excessive due to their limited income and the condition of the apartment.

04/01/25 Complaint filed  
04/08/25 Notifications sent out via certified mail  
04/23/25 Russell had a conversation with the landlord  
05/07/25 Russell had a conversation with the landlord.  
05/30/25 Hearing notices being prepared for July's hearing

**Staff Recommends vote to take no action**

**NEW CASES**

**1863-25**

18 Fairfield Ave, Apt A8. Landlord wants to increase rent from \$1300 a month to \$2100 a month for a one-bedroom apartment. Tenant feels this is an excessive increase at once and lack of amenities in comparison to other units in the area.

05/08/25 Complaint filed  
05/13/25 Notifications sent out via electronic mail and certified mail  
05/14/25 Carlos and Russell spoke to landlord  
05/20/25 Carlos and Russell spoke to tenant  
05/30/25 Carlos and Russell spoke to landlord. Agreement reached  
06/03/25 New lease signed, waiting for a copy and the complaint withdrawal form

**Staff Recommends vote to not accept the case**

**1864-25**

365 Westport Ave. Landlord wants to increase rent from \$1675 per month to \$2000 per month for a one-bedroom apartment. Tenant feels this is excessive.

05/23/25 Complaint filed  
05/28/25 Carlos spoke to tenant  
05/30/25 agreement reached

**Staff Recommends vote to not accept the case**