



REGULAR MEETING – FAIR RENT COMMISSION AGENDA

APRIL 8, 2026, 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.



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 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: February 4, 2026**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
 - A. **Chair's Report**
 - B. **Coordinator's Report**
- VI. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
 - A. **1875-25**

B. 1876-25

VII. PRESENTATION OF NEW CASES

A. 1877-26

B. 1878-26

C. 1879-26

D. 1880-26

E. 1881-26

F. 1882-26

G. 1883-26

H. 1884-26

I. 1885-26

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING MINUTES - FEBRUARY 4, 2026
ZOOM VIRTUAL MEETING**

ATTENDEES: Fran Collier-Clemmons (Chair), Lunise Constant (Vice Chair). J Hanson Guest, Ms. Oliver, Ms. Penn-Williams, Tatiana Santiago, Johnnie Mae Weldon, Peter Halladay.

STAFF: Russell Liskov (Commission Attorney), Carlos Duque (Fair Rent Coordinator), Keenan McMahon (Community Services Director).

OTHERS: Tamar Friedman.

I. CALL TO ORDER

The regular meeting of the Fair Rent Commission was called to order at 7:33 p.m. by Chair Collier-Clemmons.

II. ROLL CALL

Roll call was taken and a quorum was established.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 7, 2026

Several corrections to the January 7, 2026, minutes were noted, including formatting of attendee names, proper identification of Chair Collier-Clemmons as Vice Chair at the time of the prior meeting, correction of Mr. Guest's name (removing hyphenation).

****MR. GUESTT MOVED TO ACCEPT THE MINUTES OF THE JANUARY 7, 2026, REGULAR MEETING WITH THE CORRECTIONS AS NOTED.**

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

****THE MOTION PASSED UNANIMOUSLY. THE MINUTES WERE ACCEPTED AS CORRECTED.**

IV. PUBLIC PARTICIPATION

Ms. Tamar Friedman, a Norwalk resident and social work student, stated she was observing the meeting for a class and had no comments or motions to offer.

There being no further public comment, public participation was closed.

V. REPORTS

A. Chair's Report

Chair Collier-Clemmons delivered her inaugural report as Chair. She thanked the s for electing her to the position and acknowledged the service of former Chair John Church. She stated that she did not actively seek the role but accepted the responsibilities and looked forward to working with the s and staff. She emphasized the Commission's commitment to fairness and adherence to state and city regulations.

She reported that an email inquiry regarding a fair rent claim, previously forwarded from former Chair Mr. Church, had been resolved through contact by Human Services Director Keenan McMahon and staff.

Chair Collier-Clemmons identified a key priority as addressing the Mayor's appointments to fill vacancies and transitioning alternate members to regular status in accordance with the City Charter.

B. Coordinator's Report

Mr. Duque provided an update on his activities over the prior 30 days, including assistance provided to 41 families with inquiries. Many inquiries involved repeated contacts from the same households and concerned lack of heat and/or hot water during the recent cold weather. He reported efficient responses from Norwalk Department of Health housing inspectors, with no cases escalated to Housing Court.

He further reported on a significant pipe burst incident at a local property (Halstead) that displaced several families for approximately ten days. The property management company informed affected tenants that they could break their leases without penalty if desired. Mr. Duque assisted several families in understanding their rights, the relocation process, and procedures for requesting security deposit returns.

During the discussion of this incident, Ms. Penn-Williams raised concerns about several displaced families currently residing at the Even Hotel who reported having no money to purchase food. She questioned why the Red Cross had not been called to provide food assistance, noting that the Red Cross typically assists in such situations. She stated that a resident informed her the pipe had been leaking for a month prior to the break, with a garbage can placed to catch the water, but no repairs were made until the pipe burst during the storm.

Ms. Penn-Williams reported that she contacted the Chief of Staff, Lamond, and was referred to Ken, who directed a family to a shelter for food, which she described as unacceptable. She expressed strong disapproval of the city's response, particularly given that some displaced residents have children and no means to prepare meals at the hotel. She indicated she had directed one family to Shiloh Baptist Church for food that evening and noted that First Congregational Church on the Green would provide food on Friday. She stated her intention to seek additional resources and expressed frustration that the situation was not being adequately addressed despite residents paying high rents.

Mr. Duque responded that conversations were ongoing among the Health Department, Fire Department, Emergency Management, the Mayor's Office, and the Community Services Department. He confirmed that the question about Red Cross involvement had been raised, and the response received was that the incident did not qualify as an emergency such as a fire.

Ms. Penn-Williams reiterated that the situation was comparable to a fire, especially given that residents were displaced, unable to return to their apartments (initially projected for February 9, later extended to February 22), and unable to cook in the hotel. Ms. Oliver and Ms. Weldon expressed agreement that the response was unacceptable, particularly with children involved and residents facing food insecurity.

Ms. Oliver questioned whether the city could arrange temporary food assistance with reimbursement to be sought later from the property management company (Halstead).

Ms. Penn-Williams stated that Chief of Staff, Lamond, indicated the city's only obligation was to cover hotel costs, with plans to pursue reimbursement from the property management company.

Mr. Liskov explained that relocation benefits are typically governed by state statutes and any local ordinances. He noted that cities generally cover relocation costs (such as hotel stays) and then seek reimbursement from the responsible landlord, with potential liens or foreclosure actions if repayment is not made. He suggested that the Red Cross distinction between fire and water damage was a Red Cross policy issue and recommended contacting them directly to inquire about possible assistance for water damage situations.

Mr. Duque reported that his supervisor, Keenan McMahan, had just joined the meeting and could provide further information.

Keenan McMahan clarified that she had not spoken directly with Ms. Penn-Williams the previous day; the conversation was likely with one of the department's navigators. She informed the Commission that special arrangements had been made with Person to Person in Darien specifically for Halstead residents displaced for an extended period. These arrangements allow more frequent access to food assistance than the standard once-per-month protocol, with accommodations for residents unable to travel or prepare meals. Residents are instructed to identify themselves as Halstead-impacted individuals to receive these adjusted services. Keenan McMahan stated she was unaware of the specific Red Cross criteria distinguishing fire from water damage but acknowledged it appeared to be based on the organization's internal definitions.

Chair Collier-Clemmons summarized the Red Cross question as concerning the difference in treatment between water and fire as disasters.

Ms. Penn-Williams reiterated her view that a flooded apartment constitutes a disaster and expressed ongoing dissatisfaction with the city's overall handling of the situation, particularly for a family with five children who had lost their husband several years earlier.

Keenan McMahon committed to immediately emailing Mr. Duque with detailed information about the Person-to-Person arrangements and her direct contact information (including her work cell phone number) so that Commissioners could share it with any residents who reach out for assistance. She encouraged residents to contact her directly with questions or concerns.

Chair Collier-Clemmons concluded the discussion by stating that each resident's situation is unique and that the Fair Rent Commission can serve as a conduit to direct affected individuals to appropriate resources and follow up with relevant organizations to ensure assistance is provided. She thanked Keenan McMahon for the information and Ms. Penn-Williams for raising the concerns. She instructed that any contacted by residents should forward them to the provided resources through the coordinator.

VI. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

Mr. Liskov, Commission Counsel, presented the status of each open case. Mr. Duque displayed the relevant case information on the shared screen for the Commissioners.

A. 1862-25 41 Wolfpit Avenue, Apartment 4K

Mr. Liskov reported that this matter involved a complaint at 41 Wolfpit Avenue, Apartment 4K. He stated that this was the case of which he was most proud, as he had successfully facilitated a full resolution between the landlord and the tenant. In addition to resolving the Fair Rent Commission complaint, the settlement also resulted in the conclusion of two related Superior Court cases by judgment.

He informed the Commission that the tenant had filed and signed a formal withdrawal of the complaint. Mr. Liskov recommended that the Commission vote to close the case.

****MS. OLIVER MOVED TO CLOSE CASE 1862-25.**

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

****THE MOTION PASSED UNANIMOUSLY. CASE 1862-25 WAS CLOSED.**

B. 1871-2510 Willard Road, Apartment 206

Mr. Liskov reported that the landlord had proposed increasing the rent from \$2,318 per month to \$2,434 per month. He noted that the tenant had vacated the apartment. Mr. Liskov stated that he personally met the tenant the previous day as she was leaving the building and described her as a lovely individual. The tenant had submitted a signed withdrawal of her complaint. He recommended that the Commission vote to close the case.

****MS. OLIVER MOVED TO CLOSE CASE 1871-25.**

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

****THE MOTION PASSED UNANIMOUSLY. CASE 1871-25 WAS CLOSED.**

C. 1875-25 34 Bartlett Avenue, Apartment 1

Mr. Liskov reported that the landlord sought to increase the rent from \$1,400 per month to \$2,000 per month. He stated that the landlord and tenant had successfully negotiated and mutually agreed upon a new rent amount.

Messages and mail had been sent to the tenant to confirm the resolution, but the tenant had not yet responded. Mr. Liskov anticipated that a new lease reflecting the agreed rent would be executed in the near future, at which point the case could be closed. He therefore recommended that the Commission take no action on the matter at this meeting.

****MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1875-25.**

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

****THE MOTION PASSED UNANIMOUSLY. NO ACTION WAS TAKEN ON CASE 1875-25.**

D. 1876-25 One Glover Avenue, Apartment 222

Mr. Liskov reported that the landlord proposed increasing the rent from \$2,993 per month to \$3,172 per month. He stated that active negotiations had been ongoing and that he had spoken with the landlord the previous day. The landlord had extended an offer that Mr. Liskov believed would satisfy the tenant. However, there had not yet been sufficient time to communicate and confirm the offer with the tenant.

Mr. Liskov expressed confidence that the matter would likely be resolved prior to the next meeting and therefore recommended that the Commission take no action at this time.

****MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1876-25.**

****MR. HALLADAYSECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY. NO ACTION WAS TAKEN ON CASE 1876-25.**

Mr. Liskov thanked the Commission for their attention to the open cases. Chair Collier-Clemmons thanked Mr. Liskov for his report and work on the matters.

VII. PRESENTATION OF NEW CASES

Mr. Liskov reported that there were no new cases to present.

VIII. OLD BUSINESS

Ms. Oliver raised a question regarding a prior case involving Ms. Diana Rovaes. She described ongoing issues at the property, including lack of heat and water during a recent cold snap, and asked whether Ms. Rovaes would have recourse to return to the Commission if issues persisted.

Mr. Liskov explained that the tenant would need to file a new complaint unless the landlord's actions constituted retaliation. He noted that a new rent increase notice had been sent and anticipated the matter might return to the Commission.

IX. NEW BUSINESS

Mr. Duque noted that two formal complaint withdrawals had been received and were included as attachments in the email sent to s (not included on the public agenda due to privacy considerations).

Ms. Penn-Williams announced that the Norwalk NAACP would host a “Bingo with a Twist” event on Saturday, March 21, 2026, at 6:00 p.m. at the community room, 11 Belden Avenue. The event is for ages 21 and up with a \$50 admission fee.

X. ADJOURNMENT

- **PETER HALLADAY MOVED TO ADJOURN THE MEETING.**
- **MS. PENN-WILLIAMS SECONDED THE MOTION.**
- **THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:19 p.m.

Respectfully submitted,
Courtney Baldwin
Recording Secretary

NORWALK FAIR RENT COMMISSION

OPEN CASES AS OF APRIL 8, 2026

1875-25

34 Bartlett Ave Apt 1. Landlord wants to increase rent from \$1,400 a month to \$2,000 a month for a two-bedroom apartment. Tenant feels this is excessive.

- 12/07/25 Complaint filed
- 12/16/25 Notifications sent out via mail
- 12/31/25 Landlord spoke with Carlos
- 01/06/26 Negotiations ongoing
- 01/29/26 New lease provided by landlord
- 02/02/26 Lease electronically mailed to tenant
- 02/04/26 Voicemail left for tenant
- 02/11/26 No response letter mailed out to tenant
- 03/03/26 Tenants moved out

Staff recommends vote to close the case

1876-25

One Glover Ave, Apt 222. Landlord wants to increase rent from \$2993 a month to \$3172 a month for a two-bedroom apartment. Tenants feels this is excessive as she is on limited income, has a section 8 voucher and the housing authority denied the increase from the landlord.

- 12/18/25 Complaint filed
- 12/30/25 Notifications sent out via mail
- 02/04/26 Negotiations ongoing
- 02/25/26 New executed lease received
- 03/04/26 Complaint withdrawal signed

Staff recommends vote to close the case

NEW CASES

1877-26

53-55 Woodward Ave, Apt C. Landlord wants to increase the rent from \$985 a month to \$2178 a month for a 2-bedroom apartment. Tenant feels this rent increase is excessive due to her disability, economic situation and the condition of the apartment.

- 02/09/26 Complaint filed
- 02/19/26 Notifications mailed out via certified mail/electronic mail
- 03/01/26 Negotiations ongoing
- 04/02/26 Landlord requested a hearing

Staff recommends vote to accept the case

1878-26

11 Betts place, apartment #1. Landlord wants to increase rent from \$1950 a month to \$2500 a month for a three-bedroom apartment. Tenant feels this is excessive due to the condition of the unit.

02/13/26 Complaint received
02/20/26 Notifications mailed out via certified mail/electronic mail
03/11/26 Landlord came in to discuss with Fair Rent Commission (FRC) Coordinator
03/13/26 email received from tenant indicating they intend to move out by May 1, 2026.

Staff recommends vote to accept the case

1879-26

515 West Ave, apartment MB424. Tenant filed a fair rent complaint due to the decrease in value of the services being provided, specifically her unit received water damage, relocated herself to a hotel and still paid full rent.

02/18/26 Complaint filed
02/25/26 Notifications mailed out via certified mail/electronic mail
02/24/26 FRC staff spoke to property management company
03/03/26 FRC staff spoke to property management company
03/11/02 FRC staff spoke to landlord's attorney
04/01/26 FRC staff spoke to landlord's attorney
04/07/26 FRC staff spoke to tenant. FRC withdrawal emailed to tenant

Staff recommends vote to not accept the case

1880-26

8 Norden place, apt 311. Tenant filed a fair rent complaint stating that what he pays for rent and what the Halsted provides is far off.

02/18/26 Complaint filed
02/20/26 FRC staff spoke to tenant asking for clarification about his complaint
03/12/26 email sent out to tenants asking for clarification about his complaint
04/07/26 FRC staff called and left voicemail to tenant

Staff recommends vote to accept the case

1881-26

22 Bartlett Ave, 1st floor. Landlord wants to increase rent from \$2750 a month to \$2950 a month for a two-bedroom apartment. Tenant feels this is excessive due to the condition of the unit.

03/09/26 Complaint filed
03/20/26 Notifications mailed out via certified mail/electronic mail
03/11/26 tenant came in to discuss with FRC coordinator

Staff recommends vote to accept the case

1882-26

554 Connecticut avenue, unit #101. Landlord wants to increase contract rent from \$2058 a month to \$2450 a month for a one-bedroom apartment. Tenants feels this is excessive due to her limited income.

03/16/26 Complaint filed
03/20/26 Notifications mailed out via certified mail/electronic mail

Staff recommends vote to accept the case

1883-26

515 West Ave, apartment PH22. Tenant filed a fair rent complaint due to the decrease in value of the services being provided, specifically her unit received water damage and has been unable to use her living room and kitchen while still paying full rent.

03/19/26 Complaint filed

03/20/26 Notifications mailed out via certified mail/electronic mail

04/01/26 FRC staff spoke to landlord's attorney

04/07/26 FRC staff spoke to tenant

Staff recommends vote to accept the case

1884-26

515 West Ave, apartment PH02. Tenant filed a fair rent complaint due to the decrease in value of the services being provided, specifically his unit received water damage and has been unable to use about 15% of his unit while still paying full rent.

03/20/26 Complaint filed

03/31/26 Notifications mailed out via certified mail/electronic mail

04/07/26 voicemail left for tenant

Staff recommends vote to accept the case

1885-26

93 Richards avenue, apt. 301. Landlord wants to increase rent from \$2360 a month to \$2485 a month for a two-bedroom apartment and wants to back date the contract and rent increase to December 2025. Tenant feels this is unfair.

03/26/26 Complaint filed

03/31/26 Notifications mailed out via certified mail/electronic mail

Staff recommends vote to accept the case