



REGULAR MEETING – FAIR RENT COMMISSION AGENDA

JUNE 3, 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: May 6, 2026**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
 - A. **Chair's Report**
 - B. **Coordinator's Report**
- VI. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
 - A. **1877-26**

B. 1878-26

C. 1880-26

D. 1881-26

E. 1883-26

F. 1884-26

G. 1885-26

H. 1886-26

I. 1887-26

VII. PRESENTATION OF NEW CASES

A. 1888-26

B. 1889-26

C. 1890-26

D. 1891-26

VIII. OLD BUSINESS

A. Fair Rent Commission Dinner

IX. NEW BUSINESS

X. ADJOURNMENT

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING MINUTES - MAY 6, 2026
VIA ZOOM VIRTUAL MEETING**

ATTENDANCE: Fran Collier-Clemmons, Chair; John Church; Brenda Penn-Williams; Peter Halladay; Tatiana Santiago

STAFF: Russell Liskov; Carlos (Coordinator)

CALL TO ORDER

Chair Fran Collier-Clemmons called the meeting to order at 8:30 p.m. There was a quorum present.

ROLL CALL

The Chair conducted roll call and acknowledged those present as above noted.

PUBLIC PARTICIPATION

Public participation was opened. No comments were received. Public participation was closed.

ACCEPTANCE OF MINUTES

A. Special Meeting: April 8, 2026

Corrections were noted to page numbering and the identification of the member who seconded a motion.

**** MR. HALLADAY MOVED TO ACCEPT THE MINUTES AS AMENDED.**

**** MS. PENN- WILLIAMS SECONDED THE MOTION.**

****MOTION PASSED WITH ONE ABSTENSTION (MR. CHURCH). .**

REPORTS

A. Chair's Report

Chair Collier-Clemmons thanked the commissioners for their patience with technical difficulties during the meeting.

B. Coordinator's Report

The Coordinator reported on preparations for the upcoming hearing scheduled for May 20, 2026 at 6:30 p.m. and participation in the statewide Fair Rent Commission Network, including data collection efforts for a comprehensive database to support future legislation.

REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

The Commission reviewed the following open cases and took the actions indicated:

1877-26: Motion to take no action.

****MR. CHURCH MOVED TO TAKE NO ACTION ON CASE 1877-26.**

****MR. HALLADAY SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

1878-26: Motion to close the case failed (2-2 tie; Chair broke tie to take no action). Motion to take no action. **MOTION PASSED.**

****MR. CHURCH MOVED TO TAKE NO ACTION.
**MS. PENN-WILLIAMS SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

1880-26: Motion to take no action.

****MR. HALLADAY MOVED TO TAKE NO ACTION .
**MS. PENN-WILLIAMS SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

1881-26: Motion to take no action.

****MR. CHURCH MOVED TO TAKE NO ACTION.
**MS. PENN-WILLIAMS SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

1882-26: Motion to close the case.

****MS. PENN-WILLIAMS MOVED TO TAKE NO ACTION.
**MR. HALLADAY SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

1883-26: Motion to take no action.

****MS. PENN-WILLIAMS MOVED TO TAKE NO ACTION.
**MR. CHURCH SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

1884-26: Motion to take no action.

****MR. CHURCH MOVED TO TAKE NO ACTION.
**MS. PENN-WILLIAMS SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

1885-26: Motion to take no action.

****MR. CHURCH MOVED TO TAKE NO ACTION.**

****MS. PENN-WILLIAMS SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

PRESENTATION OF NEW CASES

1886-26: Motion to accept the case.

****MR. CHURCH MOVED TO ACCEPT THE CASE.
**MS. PENN-WILLIAMS SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

1887-26: Motion to accept the case.

****MS. PENN-WILLIAMS MOVED TO ACCEPT THE CASE.
**MR. HALLADAY SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

No discussion.

NEW BUSINESS

The Commission discussed plans for the annual dinner and possible training session, tentatively scheduled for August. Commissioner Penn-Williams announced the NAACP Housing Summit on Saturday, June 6, 2026 at NCC.

ADJOURNMENT

****MR. CHURCH MOVED TO ADJOURN.
**MS. PENN-WILLIAMS SECONDED THE MOTION.
MOTION PASSED UNANIMOUSLY.

The meeting adjourned at approximately 9:03 p.m.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary

NORWALK FAIR RENT COMMISSION

OPEN CASES AS OF JUNE 3, 2026

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

04/21/26 Hearing notices sent out via certified mail and electronic mail

05/20/26 Hearing conducted

06/01/26 Findings of fact being prepared

Staff recommends vote to take no action

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.

04/22/26 Tenant texted FRC coordinator notifying his intentions to move out 05/01/26

04/28/26 Tenant emailed FRC coordinator about his intentions to move out by 05/01/26

05/06/26 FRC Coordinator confirmed with tenant that they had moved out. Complaint withdrawal emailed to tenant

05/14/26 Complaint withdrawal received

Staff recommends vote to close 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

05/06/26 email sent to tenant since we have not heard back from him

06/02/26 no response from tenant

Staff recommends vote to close 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
- 04/20/26 Negotiations ongoing
- 05/13/26 FCR spoke to tenant
- 05/14/26 Text message sent to landlord
- 06/03/26 Call made out to landlord, no response
- 06/03/26 Spoke to tenant, who has not heard anything from landlord

Staff recommends vote to take no action

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
- 04/22/26 Email sent out to tenant requesting an update
- 05/06/26 Email sent out to tenant requesting an update
- 05/14/26 FRC staff spoke to landlord's attorney
- 05/14/26 FRC staff spoke to tenant, and followed up with email asking for evidence
- 06/03/26 Email sent out for failure to respond

Staff recommends vote to take no action

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
- 04/22/26 Email sent out to tenant requesting an update
- 05/06/26 Email sent out to tenant requesting an update
- 05/14/26 Spoke to tenant - said he was moving out. Complaint withdrawal sent to tenant

Staff recommends vote to take no action

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
- 04/20/26 Negotiations ongoing

06/02/26 FRC staff spoke to property manager. Negotiations ongoing
Staff recommends vote to take no action

1886-26

94 Lexington Ave #1. Landlord wants to increase rent from \$1850 a month to \$2150 a month for a two-bedroom apartment. Tenant feels this is excessive due to the condition of the unit.

04/16/26 Complaint filed

04/22/26 Notifications mailed out via certified mail

05/14/26 FRC staff spoke to the landlord and the tenant

06/03/26 FRC staff spoke to tenant, new agreement reached. Landlord preparing new month to month lease

Staff recommends vote to take no action

1887-26

One Glover Ave, Apt 202. Landlord wants to increase rent from \$2823 a month to \$2998 a month for a two-bedroom apartment. The tenant feels this is excessive as she is a section 8 voucher holder and there was a previous agreement in place for the additional charges.

04/14/26 Complaint filed

05/26/26 Notifications mailed out

06/02/26 Negotiations ongoing

Staff recommends vote to take no action

NEW CASES

1888-26

230 East Ave Apt C124. Tenant filed a fair rent complaint due to the decrease in value of the services being provided, specifically her unit received water damage to one of her bathrooms which she did not use for a period of approximately 2 months.

04/22/26 Complaint filed

05/26/26 Court issued a stay of execution through July 31, 2026

05/27/26 Notifications mailed out

Staff recommends vote to accept the case

1889-26

11 Phillips st, Unit 2B. Landlord wants to increase rent from \$2300 a month to \$2450 a month for a two-bedroom apartment. Tenant feels this is excessive.

05/05/26 Complaint filed

05/01/26 Notice to quit served (non-payment)

05/28/26 Notification mailed out

Staff recommends vote to accept the case

1890-26

10 Willard road, apt 232. Landlord wants to increase rent from \$2914 a month to \$3151 a month for a two-bedroom apartment. Tenant feels this is excessive due to her financial situation and section 8/Norwalk housing authority not approving the increase.

05/12/26 Complaint filed

05/29/26 Notifications mailed out

Staff recommends vote to accept the case

1891-26

19 day street, Apt 105. Tenant filed a fair rent complaint due to the ongoing rodent infestation which makes the amount of rent being paid unfair and the lack of response from management.

05/21/26 Complaint filed

06/02/26 Notification mailed out

Staff recommends vote to accept the case