



## REGULAR MEETING – FAIR RENT COMMISSION AGENDA

OCTOBER 8, 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: September 3, 2025**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
  - A. **Chair's Report**
  - B. **Coordinator's Report**
- VI. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
  - A. **1862-25**

**VII. PRESENTATION OF NEW CASES**

**A. 1869-25**

**B. 1871-25**

**C. 1872-25**

**VIII. OLD BUSINESS**

**A. Nominating Committee Update**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

**FAIR RENT COMMISSION  
REGULAR MEETING MINUTES – SEPTEMBER 3, 2025  
VIA ZOOM CONFERENCE**

**ATTENDEES:** John Church (Chair), Johnnie Mae Weldon, J Hanson Guest, Brenda Penn-Williams, Fran Collier-Clemmons, Lunise Constant, Peter Halladay.

**STAFF PRESENT:** Carlos Duque, Attorney Russell Liskov.

**I. CALL TO ORDER**

The meeting was called to order by Mr. Church at 7:31 PM.

**II. ROLL CALL**

Roll call was taken, confirming the presence of a quorum.

**III. ACCEPTANCE OF MINUTES**

Mr. Church asked if there were any comments or changes regarding the minutes of the July 9, 2025 Special Meeting. There were no corrections or comments.

- \*\* MR. GUEST MOVED TO APPROVE THE MINUTES OF THE JULY 9, 2025.**
- \*\*MS. WELDON SECONDED THE MOTION.**
- \*\*MS. COLLIER-CLEMMONS ABSTAINED.**
- \*\*THE MOTION PASSED.**

**IV. PUBLIC PARTICIPATION**

There were no public participants.

**V. REPORTS**

**A. Chair's Report**

Mr. Church reported on the recent Fair Rent Commission training session, coordinated by Mr. Duque, which was held at Odin's Restaurant. He expressed gratitude for the informative session and the opportunity for commissioners to meet and reinforce best practices. He emphasized three key takeaways; affirmation of the Commission's current procedures, the discretion the Commission has in determining fair rent beyond market rate, and the Commission's role to address affordability on a case-by-case basis, rather than citywide.

Mr. Church announced his intention not to stand for Chair in the upcoming year, expressing appreciation for his time in the role and his intention to continue as a Commissioner.

## **B. Coordinator's Report**

Mr. Duque provided details on his attendance at the Partnership for Strong Communities event, "Fair Rent Commissions in Action," on July 24, 2025, in New Haven. He described morning and afternoon sessions featuring speakers from various organizations and emphasized the ongoing support for local Fair Rent Commissions.

Mr. Duque reviewed recent state legislation pertaining to Fair Rent Commissions, including Public Act 25-121 requiring open hearings, Public Act 25-146 relating to tenant rent ledgers, and Public Act 25-44 regarding disclosure of upfront fees by landlords. He described assisting local residents, particularly Section 8 tenants, with housing authority communications.

Mr. Duque invited commissioners to the upcoming Fair Rent Commission Network meeting at Norwalk City Hall on September 25, 2025, and mentioned an October workshop sponsored by the Department of Housing at Foxwoods. Commissioners expressed appreciation for Mr. Duque's work.

## **VI. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**

### **A. 1831-23**

8 Union Avenue, Apt B3: After repeated unsuccessful attempts to contact both parties and confirmation that the tenant and landlord reached a private agreement, Attorney Liskov recommended the case be closed.

**\*\* MS. COLLIER-CLEMMONS MOVED TO CLOSE CASE 1831-23.**

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

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

### **B. 1862-25**

41 Wolf Pit Ave, Apt 4K: The landlord requested a postponement of the hearing due to a death in the family. Attorney Liskov recommended no action at this time.

**\*\* MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE 1862-25.**

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

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

### **C. 1868-25**

17 Lindman Avenue, Unit 2: The tenant moved out, and the Commission received a withdrawal request. Attorney Liskov recommended closing the case.

**\*\* MS. COLLIER-CLEMMONS MOVED TO CLOSE CASE 1868-25.**

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

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

## **VII. PRESENTATION OF NEW CASES**

There were no new cases formally on the docket. Attorney Liskov stated that new cases may arise but are not yet ready for the agenda.

### **VIII. OLD BUSINESS**

There was no old business to discuss.

### **IX. NEW BUSINESS**

Mr. Church initiated the selection of the nominating committee for the upcoming officer election. He appointed Ms. Collier-Clemmons, Mr. Guest, and Ms. Weldon to the nominating committee, all of whom accepted. The committee was instructed to coordinate with Mr. Duque to present a slate at the next meeting.

Mr. Church also raised the scheduling conflict with Yom Kippur on October 1, 2025, and proposed moving the next meeting to October 8, 2025, which received unanimous consent.

Mr. Duque was tasked with arranging the calendar and potential hearing date.

### **X. ADJOURNMENT**

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

The meeting was adjourned around 7:58 pm.

Respectfully Submitted,  
Courtney Baldwin  
Recording Secretary

## NORWALK FAIR RENT COMMISSION

### OPEN CASES AS OF OCTOBER 8, 2025

#### **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 vis 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

06/24/25 Electronic notification sent out postponing hearing date until September

08/29/25 Email sent out postponing hearing until October

10/07/25 Negotiations ongoing

**Staff Recommends vote to take no action**

### NEW CASES

#### **1869-25**

12 Live Oak rd. Landlord wants to increase rent from \$3,500 a month to \$3,950 a month for a three-bedroom apartment. Tenants feel this is excessive due to the condition of the unit and amount of space they rent out.

08/12/25 Complaint filed

09/11/25 Notifications sent out via certified mail

09/26/25 Landlord called to speak to fair rent coordinator

**Staff Recommends vote to accept the case**

#### **1871-25**

10 Willard rd, Apt #206. Landlord wants to increase rent from \$2,318 a month to \$2,434 a month for a one-bedroom apartment. Tenant is a senior citizen, and a section 8 voucher holder on limited income. Tenant feels this is excessive.

09/29/25 Complaint filed

09/29/25 Notifications sent out via electronic and certified mail

**Staff Recommends vote to accept the case**

#### **1872-25**

46 Prospect Ave, Apt 4C. Landlord wants to increase rent from \$2,000 a month to \$2,400 a month for a two-bedroom apartment. Tenant feels this is excessive.

10/02/25 Complaint filed

10/06/25 Notifications sent out via certified mail

**Staff Recommends vote to accept the case**