



REGULAR MEETING – FAIR RENT COMMISSION AGENDA

JANUARY 7, 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: December 10, 2025**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
- VI. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
 - A. **1862-25**
 - B. **1871-25**
 - C. **1873-25**

D. 1874-25

E. 1875-25

VII. PRESENTATION OF NEW CASES

A. 1876-25

VIII. OLD BUSINESS

A. Nominating Committee Update

IX. NEW BUSINESS

X. ADJOURNMENT

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING MINUTES – DECEMBER 10, 2025
VIA ZOOM VIRTUAL MEETING**

ATTENDEES: John Church (Chair), Fran Collier-Clemmons (Vice Chair), Lunise Constant, J. Hanson Guest, Peter Halliday, Tatiana Santiago

STAFF: Carlos Duque (Fair Rent Coordinator), Russell Liskov (Commission Attorney).

I. CALL TO ORDER

Mr. Church called the regular meeting of the Norwalk Fair Rent Commission to order at 6:36 p.m. on December 10, 2025.

II. ROLL CALL

Mr. Church called roll call and a quorum was established.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 5, 2025

The following changes to the minutes were requested: On page 3, in Case 1869-25, change “Live Oak Grove” to **Live Oak Road**, Capitalize “Guest” in the name “Commissioner Hanson Guest”, Consistently spell the Vice Chair’s name as **Fran Collier-Clemmons** (or **Vice Chair Collier-Clemmons**) throughout the minutes instead of Ms. Fran, Change both instances of “Johnny Mae Weldon” that appeared in the draft to the correct full name **Fran Collier-Clemmons**.

No other corrections or changes to any other documents, procedures, or agenda items were discussed or directed during the meeting.

**** MS. CONSTANT MOVED TO ACCEPT THE MINUTES OF THE NOVEMBER 5, 2025, REGULAR MEETING AS CORRECTED.**

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

**** THE MOTION PASSED WITH ONE ABSTENTION– MS. COLLIER-CLEMMONS.**

IV. PUBLIC PARTICIPATION

No public participation.

V. REPORTS

A. Chair’s Report

Mr. Church reported on recently enacted state legislation regarding affordable housing, highlighting provisions that now require municipalities with populations of 15,000 or more to

establish Fair Rent Commissions and that allow for the creation of regional Fair Rent Commissions. Mr. Church also noted new statutory language prohibiting the use of algorithmic rent-setting software under certain circumstances and reminded the Commission to remain vigilant for such practices. He further emphasized the importance of tenant health and safety during the winter season, particularly with respect to heat, hot water, and electricity issues.

B. Coordinator's Report

Mr. Duque reported continued inquiries from residents of neighboring towns without Fair Rent Commissions, ongoing issues with excessive late fees despite recent statutory changes, numerous complaints regarding lack of heat and hot water (which are being promptly referred to the Health Department or police as appropriate), and continuing rent-increase disputes. Mr. Duque encouraged tenants to negotiate directly with landlords when possible and to file formal complaints when negotiations fail.

VI. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

A. 1862-25 (41 Wolfpit Road)

Mr. Liskov reported that negotiations are nearing completion and that a full resolution is expected shortly.

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

**** MS. CONSTANT SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

B. 1869-25 (12 Live Oak Road)

Mr. Liskov reported that the landlord and tenant have reached agreement and a withdrawal of the complaint has been filed.

**** MS. COLLIER-CLEMMONS MOVED TO CLOSE CASE 1869-25.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

C. 1871-25 (10 Willard Road)

Mr. Liskov reported that an agreement has been reached pending final Section 8 approval and execution of a new lease.

**** MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE 1871-25.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

VII. PRESENTATION OF NEW CASES

A. 1873-25 (3 Truman Court, Apt. 2)

Mr. Liskov presented a new complaint concerning a proposed rent increase from \$1,675 to \$2,800 per month. The tenant is moving out on December 15, 2025, but requested the complaint be accepted in case circumstances change.

- ** MS. COLLIER-CLEMMONS MOVED TO ACCEPT CASE 1873-25.**
- ** MR. HALLADAY SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

B. 1874-25 (15 Fountain Street, Apt. 4)

Mr. Liskov presented a new complaint concerning a proposed rent increase from \$1,500 to \$1,700 per month.

- ** MS. COLLIER-CLEMMONS MOVED TO ACCEPT CASE 1874-25.**
- ** MS. CONSTANT SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

C. 1875-25 (34 Bartlett Avenue, Apt. 1)

Mr. Liskov presented a new complaint concerning a proposed rent increase from \$1,400 to \$2,000 per month.

- ** MR. GUEST MOVED TO ACCEPT CASE 1875-25.**
- ** MS. COLLIER-CLEMMONS SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

VIII. OLD BUSINESS

A. Nominating Committee Update

Mr. Guest, chair of the nominating committee, reported that the committee has not yet met but intends to do so before the next regular meeting.

IX. NEW BUSINESS

There was no new business.

X. ADJOURNMENT

- ** MR. HALLADAY MOVED TO ADJOURN.**
- ** MR. GUEST SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,
Courtney Baldwin,

Recording Secretary

DRAFT

NORWALK FAIR RENT COMMISSION

OPEN CASES AS OF JANUARY 7, 2026

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

10/31/25 Negotiations ongoing

11/10/25 Hearing scheduled for December

12/03/25 Hearing postponed until January 2026

12/15/25 Negotiations ongoing, close to an agreement. Hearing postponed til February

Staff recommends vote to take no action

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

10/21/25 Carlos spoke to tenant

10/27/25 Carlos and Russell spoke to property management

11/05/25 Negotiations ongoing

11/19/25 tentative agreement reached

12/09/25 waiting for Norwalk Housing Authority to send over updated documents to the property manager for the new lease to be created

01/06/25 Received notification from property manager that tenants will be moving at the end of the month

Staff recommends vote to take no action

1873-25

3 Truman Ct, Apt 2. Landlord wants to increase rent from \$1,675 a month to \$2,800 a month for a two-bedroom apartment. Tenant feels this is excessive.

11/16/25 Complaint filed

11/18/25 Tenant communicated to hold off on notifying landlord of complaint as she works to try to negotiate with him

12/01/25 Tenant is trying to move out

12/15/25 Tenant moved out

12/18/25 Complaint withdrawal signed
Staff recommends vote to close the case

1874-25

15 Bouton st, Apt 4. Landlord wants to increase rent from \$1,500 a month to \$1,700 a month for a two-bedroom apt. Tenant feels this is excessive.

12/01/25 Complaint filed
12/05/25 Negotiations ongoing
12/22/25 agreement reached
01/07/25 Complaint withdrawal signed

Staff recommends vote to close the case

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

Staff recommends vote to take no action

NEW CASES

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

Staff recommends vote to accept the case