

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
DECEMBER 4, 2024**

VIA TELECONFERENCE

ATTENDANCE: John Church, Chair; Fran Collier-Clemmons, Vice Chair; Lunise Constant, J. Hanson Guest, Peter Halladay, Johnnie Mae Weldon

OTHERS: Carlos Duque, Fair Rent Coordinator; Atty. Russell Liskov; Michael, Greenwich Fair Housing Commission

CALL TO ORDER

Commissioner Church called the meeting to order at 7:35 p.m. A quorum was present.

APPROVAL OF MINUTES OF PREVIOUS MEETING

a. November 13, 2024

The following correction was noted:

Page 2, paragraph 1 , line 2, please change “treated unfair” to “treated unfairly”.

**** COMMISSIONER HALLADAY MOVED TO APPROVE THE NOVEMBER 13, 2024 MINUTES AS CORRECTED.**

**** COMMISSIONER COLLIER-CLEMMONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

CHAIR’S REPORT

Commissioner Church mentioned a recent article published in Nancy On Norwalk about the need for affordable housing in Norwalk. He noted that it was not only an issue in Norwalk, but also a regional and national issue. The Fair Rent Commission is not in a position to create affordable units, but explained that the State of Connecticut has given the Commission the authority to assist in facilitating affordable housing in Norwalk by preventing rents that are accelerating beyond what is possible for the residents. This allows the Commission to play an important role in the affordable housing market. There is no rent control or rent stabilized programs in Connecticut. With the new developments in Norwalk, new tenants are paying rents that are much higher than they were 10 or 15 years ago.

Commissioner Church thanked everyone and noted that the Commissioners may have their own homes or apartments in Norwalk, but not everyone else has that. This is important to keep in mind during the holidays.

COORDINATOR'S REPORT

Mr. Duque greeted the Commissioners and said at the last meeting he had mentioned that the State of Connecticut had formed a new statewide Fair Rent Coalition which met on October 25th. While Mr. Duque was not able to attend that October meeting, he was selected to be on a Coalition sub-committee, which met earlier in the day via Zoom.

The sub-committee reviewed a 27 year old document titled "Federal Fair Rent Commission" in order to update it along with the statewide Fair Rent Coalition. The sub-committee will be creating a mission statement for the Coalition.

Mr. Duque has also been invited by the Connecticut State Department of Housing and the Partnership for Strong Communities to attend an in person breakfast in Hartford on December 19th. Mr. Duque said that the goal is to try to explain to the legislators what the Fair Rent Coalition is trying to achieve during the new legislative session. He was also requested to convey to the Commissioners that they are also invited to attend as well. He added that while the breakfast will be in person, he believes there will also be a hybrid link as well.

Mr. Duque then spoke about a company called RealPage, which is being sued for using a pricing algorithm to price rental units. This violates anti-trust laws. He said that he was keeping track of this because they own some property in Connecticut. The lawsuit was just filed in August, so it is fairly new and there have not been any significant updates on it at this time.

Atty. Liskov commented that there was national, multi-state, Federal litigation in at least 12 or 13 states about this idea of using an algorithm. He said that it will be interesting to see if it does turn out to be an anti-trust violation.

Mr. Duque said that he was providing information and considering creating a presentation for residents regarding security deposits. The presentation will explain the process for requesting the security deposit and how to file in small claims court. There has been a number of questions on security deposits recently.

REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

a. 1831-23

Atty. Liskov presented the case to the Commission. He recommended to take no action.

**** COMMISSIONER COLLIER-CLEMMONS**

MOVED TO TAKE NO ACTION ON CASE #1831-23.

**** COMMISSIONER WELDON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

b. 1839-23

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER COLLIER-CLEMMONS
MOVED TO TAKE NO ACTION ON CASE #1839-23.
** COMMISSIONER WELDON SECONDED.**

A discussion followed about the details

**** THE MOTION PASSED UNANIMOUSLY.**

c. 1851-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER WELDON MOVED TO TAKE NO ACTION ON CASE #1851-24.
** COMMISSIONER HALLADAY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

d. 1852-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER WELDON MOVED TO TAKE NO ACTION ON CASE #1852-24.
** COMMISSIONER COLLIER-CLEMMONS SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

e. 1854-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER WELDON MOVED TO TAKE NO ACTION ON CASE #1854-24.
** COMMISSIONER HALLADAY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

f. 1855-24

Atty. Liskov presented the case to the Commission. He recommended to close the case at this time.

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO CLOSE CASE #1855-24.**

**** COMMISSIONER WELDON SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

g. 1857-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE #1857-24.**

**** COMMISSIONER WELDON SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

h. 1858-24

Atty. Liskov presented the case to the Commission. He recommended to close the case at this time.

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO CLOSE CASE #1858-24.**

**** COMMISSIONER HALLIDAY SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

i. 1859-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE #1859-24.**

**** COMMISSIONER WELDON SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

PRESENTATION OF NEW CASES

There were no new cases to consider at this time.

OLD BUSINESS

There was no old business to discuss at this time.

NEW BUSINESS

There was no new business to consider at this time.

ADJOURNMENT

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO ADJOURN.
** COMMISSIONER WELDON SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:12 p.m.

Respectfully submitted,

Telesco Secretarial Services

DRAFT