

**CITY OF NORWALK  
FAIR RENT COMMISSION  
REGULAR MEETING  
AUGUST 7, 2024**

**VIA TELECONFERENCE**

**ATTENDANCE:** John Church, Chair; Lunise Constant, Johnnie Mae Weldon, Brenda Penn-Williams

**OTHERS:** Carlos Duque, Fair Rent Coordinator; Atty. Russell Liskov; Ava Vivian Estrella, Human Services Director

**CALL TO ORDER**

Commissioner Church called the meeting to order at 7:36 p.m. A quorum was present.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**a. July 10, 2024**

Page 1, under **ATTENDANCE**: please change the spelling of “Lunice” to “Lunise” and “Johnny Mae Wheldon” to “Johnnie Mae Weldon”

**\*\* COMMISSIONER WELDON MOVED TO APPROVE THE MINUTES OF THE JULY 10, 2024 MEETING AS CORRECTED.**

**\*\* COMMISSIONER CONSTANT SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE JULY 10, 2024 MEETING AS CORRECTED PASSED UNANIMOUSLY.**

**CHAIR’S REPORT**

Commissioner Church thanked the Commissioners for their attendance. He said there had been a great deal of discussion regarding affordable housing issues at the last Commission meeting. He encouraged the Commissioners to speak to their Council Members and other elected officials about the challenges for affordable housing.

**COORDINATOR’S REPORT**

Mr. Duque said that there had been a number of questions about renewing contracts, lease changes, and security deposits. He said that he is providing education on landlord/tenant issues. There has been an increase in rents and also in evictions. He reviewed the process for evictions and for filing for the return of security deposits.

Mr. Duque said he had attended a meeting to set up a state wide Fair Rent Coalition and gave a brief overview of the basic establishment of the Coalition. Discussion followed about the potential of addressing the rents in the State and possible future actions.

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

#### **a. 1831-23**

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

**\*\* COMMISSIONER WELDON MOVED TO TAKE NO ACTION ON CASE #1831-23.  
\*\* COMMISSIONER PENN-WILLIAMS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **b. 1839-23**

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

**\*\* COMMISSIONER WELDON MOVED TO TAKE NO ACTION ON CASE #1839-23.  
\*\* COMMISSIONER PENN-WILLIAMS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **c. 1848-24**

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

**\*\* COMMISSIONER WELDON MOVED TO TAKE NO ACTION ON CASE #1848-24.  
\*\* COMMISSIONER PENN-WILLIAMS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **d. 1849-24**

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

**\*\* COMMISSIONER PENN-WILLIAMS MOVED TO TAKE NO ACTION ON CASE #  
1849-24.  
\*\* COMMISSIONER WELDON SECONDED.  
\*\* THE MOTION PASSED WITH TWO (2) IN FAVOR (WELDON AND CONSTANT),  
ONE (1) OPPOSED (PENN-WILLIAMS) AND ONE (1) ABSTENTION (CHURCH).**

### **PRESENTATION OF NEW CASES**

#### **a. 1851-24**

Atty. Liskov presented the case to the Commission. He recommended to hear the case.

**\*\* COMMISSIONER CONSTANT MOVED TO HEAR CASE # 1851-24.**

**\*\* COMMISSIONER WELDON SECONDED.**

**\*\* THE MOTION PASSED WITH THREE (3) IN FAVOR (CHURCH, CONSTANT AND WELDON) AND ONE (1) OPPOSED (PENN-WILLIAMS).**

**b. 1852-24**

Atty. Liskov presented the case to the Commission. He recommended to hear the case.

**\*\* COMMISSIONER PENN-WILLIAMS MOVED TO HEAR CASE #1852-24.**

**\*\* COMMISSIONER WELDON SECONDED.**

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

**c. 1853-24**

Atty. Liskov presented the case to the Commission. He recommended to hear the case.

**\*\* COMMISSIONER WELDON MOVED TO HEAR CASE #1853-24.**

**\*\* COMMISSIONER PENN-WILLIAMS SECONDED.**

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

**OLD BUSINESS**

There was no Old Business to consider at this time.

**NEW BUSINESS**

There was no New Business to consider at this time.

**ADJOURNMENT**

**\*\* COMMISSIONER WELDON MOVED TO ADJOURN.**

**\*\* COMMISSIONER PENN-WILLIAMS SECONDED.**

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

The meeting adjourned at 8:08 p.m.

Respectfully submitted,

S. L. Soltes

Telesco Secretarial Services

City of Norwalk  
Fair Rent Commission  
Regular Meeting  
August 7, 2024